Hospital Building Rehabilitation
Final IS/MND
Angel Island State Park

January 2006

SCH # 2005122071

California Department of Parks and Recreation
Acquisition and Development Division
Northern Service Center

On the title page:

This image illustrates the view looking east over the cottages and Administration Building towards the Hospital. The west or principal elevation of the Hospital is the most imposing with a tripartite arrangement of narrower flanking pavilions alongside a central, more prominent core.

The photograph was published in the San Francisco Call Bulletin *dated June 28, 1939, but dates to within the first years of the Immigration Station.*

MITIGATED NEGATIVE DECLARATION

PROJECT: ANGEL ISLAND STATE PARK HOSPITAL BUILDING REHABILITATION

LEAD AGENCY: California Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration was made available for review at:

- Northern Service Center
  California Department of Parks & Recreation
  One Capitol Mall - Suite 410
  Sacramento, California 95814

- North Bay District Headquarters
  California Department of Parks & Recreation
  25381 Steelhead Blvd.
  Duncans Mills, CA 95430

- Angel Island State Park Office
  Visitor Center
  Angel Island State Park

- San Rafael Public Library
  1100 E Street
  San Rafael, California 94901

- Tiburon Public Library
  1501 Tiburon Blvd.
  Tiburon, California 94920

PROJECT DESCRIPTION:

The Department of Parks and Recreation proposes to make the improvements described herein to the historic Hospital Building at Angel Island State Park. The following is a summary of the planned improvements:

- Stabilize and rehabilitate the exterior and interior of the Hospital Building. When complete the Hospital Building will include space for a house museum, interpretive center, library, assembly areas, genealogical research facility, and administrative center.
- Final connection of utilities previously routed to the building.

- Adjacent site work including repairing/restoring site paving and access around the building, replacing historic fencing, and rehabilitating the recreation yard.
- Installation of a subsurface drainage system around the building as necessary to solve water drainage problems.
- Amend the 1979 Angel Island General Development Plan to allow public access to the Hospital Building.

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be addressed to:

Gail Sevrens
California Department of Parks & Recreation
Northern Service Center
One Capitol Mall - Suite 500
Sacramento, CA 95814
gsevr@parks.ca.gov
Fax: (916) 445-9100

_____ _____
Gail Sevrens Date
Environmental Coordinator

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

Original signed by _____ _____
Michael Stephenson Date
District Superintendent

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CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Angel Island State Park Hospital Building Rehabilitation Project at Angel Island State Park, Marin County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) §21000 *et seq*., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq*.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for additional project information is:

Don Bybee – Project Manager
Senior Architect
California Department of Parks and Recreation
Northern Service Center
One Capital Mall, Suite 500
Sacramento, California 95814
(916) 445-7996

Questions or comments regarding this Initial Study/Mitigated Negative Declaration should be submitted in writing to:

Gail Sevrens - Environmental Coordinator
California Department of Parks & Recreation
Acquisition and Development
One Capitol Mall - Suite 500
Sacramento, CA 95814
Fax: (916) 445-9100
gsevr@parks.ca.gov

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed Hospital Building Rehabilitation Project at Angel Island State Park. Mitigation measures have been incorporated into the project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

- Chapter 1 - Introduction.
  This chapter provides an introduction to the project and describes the purpose and organization of this document.

- Chapter 2 - Project Description.
  This chapter describes the reasons for the project, scope of the project, and project objectives.

- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.
  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.

- Chapter 4 - Mandatory Findings of Significance.
  This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

- Chapter 5 - Summary of Mitigation Measures.
  This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

- Chapter 6 - References.
  This chapter identifies the references and sources used in the preparation of this IS/MND.

- Chapter 7 - Report Preparation.
  This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study [IS]) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed Angel Island State Park Hospital Building Rehabilitation Project would result in less-than-significant impacts for the following issues: aesthetics, agricultural resources, air

quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, a MND shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted for this project, in accordance with CEQA and the State CEQA Guidelines.

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CHAPTER 2: PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Hospital Building Rehabilitation Project at Angel Island State Park.

The intent of this project is to rehabilitate the historic Hospital Building, and adapt it for use as a house museum, interpretive center, library, assembly area, genealogical research facility, and administrative center. This project would also provide upgraded Americans with Disabilities Act (ADA) access around the site, protection for the Park's cultural resources, and support for continued use and maintenance of the site. A focused amendment to the 1979 approved Angel Island SP General Development Plan, to provide for public access to the building is also part of this project.

2.2 PROJECT LOCATION

Angel Island is located in the central section of the San Francisco Bay, formed by the Richmond San Rafael Bridge to the north, the Golden Gate Bridge to the west, and the Oakland/Bay Bridge to the south, in Marin County, California. Although physically isolated by the Bay waters, the Island is actually part of a large, metropolitan area; large cities surround the Island in almost every direction. Angel Island is part of the Town of Tiburon, which is largely located approximately one mile to the northwest, across Raccoon Straight. San Francisco is approximately four miles to the southwest, and Berkeley is approximately seven miles to the southeast. Access to the Island is by boat, either a public ferry that runs seasonally or the State Parks Ferry that runs three times per day.

The project site is situated on the northeast side of the Island, in the historic Immigration Station complex. The complex is also referred to as North Garrison and China Cove.

2.3 BACKGROUND AND NEED FOR THE PROJECT

Angel Island is located in the middle of San Francisco Bay, offering spectacular views of the San Francisco skyline, Marin Headlands, and Mount Tamalpais. The Island was the main port of entry for most Asians arriving on the West Coast of the United States from 1907-1940. The operation of the immigration detention facilities, in compliance with the Chinese Exclusion Act and the discriminatory policies against Chinese immigrants, ended with the Station’s closure in 1940. During World War II, Japanese and German POWs were detained on the Island, which was also used as reentry point and processing facility for American soldiers returning from the Pacific. In the 1950s and 1960s, the Island was home to a Nike missile base. Angel Island became a State Park in 1961. Today, there are two parcels owned by the Coast Guard, but operated by State Parks.

The Immigration Station currently includes three remaining primary historic structures: the Powerhouse, Hospital Building, and Detention Barracks. The original Immigration Station Administration building was destroyed and only a portion of the foundation, exterior wall

footprint, and scattered artifacts remain. The Immigration Station complex of buildings have been deteriorating over the years, jeopardizing historic fabric. A project distinct from this one is currently underway to restore the Detention Barracks and the cultural landscape, as well as provide a representation of the original Administration Building footprint, repair hardscape features, upgrade site utilities, and abate hazardous materials from the Detention Barracks and Power House.

The Hospital Building, built in 1910 and serving as a hospital until 1940, is an integral part of the original Immigration Station. During World War II, the building served as a barracks. Both periods of use are considered significant. The building has been unoccupied since that time.

Although the Hospital Building is currently in poor condition, it does retain the majority of its interior and exterior original features. The building provides an example of construction and architecture typical of government facilities in the early 20th Century. A Historic Structure Report on the Hospital Building was completed in 2002.

Current problems include water infiltration, wood rot, and deteriorated interior finishes. Indeed, the Master Plan for the entire Immigration Station area describes the Hospital Building as "the most vulnerable building on the site" (DPR, 2003, pp. 78-79). Due to its poor condition, the building is presently closed to public access.

The Hospital Building is part of the National Historic Landmark district at the Immigration Station (designated December 9, 1997), the entire Island is listed on the National Register of Historic Places (October 14, 1971), and the Island is also designated California State Historical Landmark No. 529.

2.4 PROJECT OBJECTIVES

The intent of this project is to rehabilitate the historic Hospital Building, and adapt it for use as a house museum, interpretive center, library, assembly area, genealogical research facility, and administrative center. This project would also provide upgraded Americans with Disabilities Act (ADA) access around the site, protection for the Park's cultural resources, and support for continued use and maintenance of the site. The project would improve protection of the historic structure and maintain standards of compliance for continued listing in the National Register of Historic Places. The project is consistent with the 1979 General Development Plan (GDP), with the objectives for preservation and interpretive purposes. Once rehabilitated, it will provide for adaptive uses described above. The language on page 59 of the 1979 GDP says that "the hospital will receive preservation treatment, and will remain closed to public use" (a determination made at that time based on the poor and unsafe building conditions). A focused amendment to the 1979 GDP for public access to the building is also part of this project.

2.5 PROJECT DESCRIPTION

DPR proposes to make the improvements described herein to the Hospital Building at the Immigration Station Area at Angel Island State Park. The Immigration Station Complex is listed as a National Historic Landmark. Therefore, all work would be conducted in a manner consistent with the *California Historical Building Code* and *The Secretary of the Interior's*

Standards for the Treatment of Historic Properties. The following is a summary of the planned improvements:

1) Exterior Work:
   a) Repair/restore site paving and access areas around the building.
   b) Install a subsurface drainage system around the building as necessary to solve water problems that are contributing to the failure of the building's foundations.
   c) Structurally rehabilitate the building, including the repair of all rot, the stabilization and repair of failing footings, and the installation of seismic strengthening.
   d) Install new roof; rehabilitate gutters and drainage systems.
   e) Repair/restore exterior wood siding and trim.
   f) Restore wood porch, stairs, and railing.
   g) Rehabilitate wood windows and doors.
   h) Increase access, in compliance with the Americans with Disabilities Act (ADA), including potential installation of a wheelchair lift.
   i) Replace sun porches.
   j) Replace historic fencing.
   k) Rehabilitate recreation yard.
   l) Final connection of existing new utility services previously stubbed to the building, making connections to the new building services.

2) Interior Work:
   a) Restore plaster wall and ceiling finishes in all significant spaces.
   b) Restore wood doors, trim, and central stairway.
   c) Retain fixtures for interpretation.
   d) Provide new mechanical, communication, and electrical systems. Repair and upgrade existing electrical service as practical. Replace electrical panel, consolidating the meter and breakers into one panel. Rewire as necessary for effective electrical distribution, leaving the original knob and tube wiring in place wherever possible. Retain all extant electrical equipment as interpretive objects. Use existing ductwork, as practical, for a new electrical distribution system. Any holes that exist from removed conduit should remain unless it could contribute to a life/safety hazard.
   e) Increase access, in compliance with the Americans with Disabilities Act (ADA), including access to the second floor via elevator.
   f) Provide for building code upgrades, including elevator egress systems, fire protection systems, and restroom facilities.
   g) Abate hazardous materials. Asbestos may be present at magnetite flooring, within thermal insulation, within interstitial spaces of the building, at buried lines, within building plaster, within window putty, and at other locations not specifically mentioned. All paints will likely test positive for lead. Proposed actions include:
      i) If possible, the historic magnesite flooring and 3' resilient flooring will be stabilized, conserved, and encapsulated in a manner developed in consultation with a DPR-approved cultural resource specialist. If this treatment is not possible, the flooring will be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3' strip resilient sheet flooring. All other friable asbestos-containing materials or material that may pose a hazard during construction will be removed.
      ii) Remove all loose and flaking lead-containing paint.

iii) Encapsulate remaining lead-containing paint in a manner consistent with the Secretary of Interior Standards on the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, and the interpretive needs of the project.

3) Provide a focused amendment to the Angel Island General Development Plan to provide for public access to the Hospital Building.
   a) Amend the language on Page 59 of the 1979 GDP to delete restriction of public use, update building's historic significance, and clarify preservation treatment and appropriate adaptive uses.
   b) Submit General Development Plan Amendment to the California State Park and Recreation Commission for adoption.

2.6 PROJECT CONSTRUCTION

It is estimated that construction for the project would begin in approximately January 2007. Construction is expected to last approximately 16 months. Except for the specific areas under construction, public areas around the Hospital Building and other parts of the Immigration Station would remain open, where possible, subject to public health and safety considerations. Restricted areas would be secured or fenced to deter unauthorized entry.

Work would generally occur between 7:00 a.m. and 5:00 p.m., Monday through Friday. (Prior to 10:00 a.m. and after 5:00 p.m., day use visitors do not have access to the Island.) The contractor would be required to receive permission from the State Representative for weekend work hours, or work hours outside those times. Inconvenience to the public would be minimal.

2.7 VISITATION TO ANGEL ISLAND STATE PARK

Recent annual attendance at Angel Island State Park is as follows:

Year	Day-Use	Camping	Total
2004	155,590	7,969	163,559
2003	158,169	24,537	182,706
2002	198,902	13,574	212,476
2001	180,781	16,864	197,645
2000	202,092	14,161	216,253

Source: DPR Attendance Database

Although an increase in attendance to the Immigration Station complex may occur once work is completed, a significant increase in total Island visitation is not anticipated as a result of the proposed project. Work consists primarily of repair and rehabilitation of an existing attraction and is designed to meet the needs of current visitors. Once completed, the improved access and updated interpretive program could encourage visitors to stay longer at the park and increase the site's attractiveness as a place to visit, especially for school groups.

2.8 CONSISTENCY WITH LOCAL PLANS AND POLICIES

The proposed project is consistent with local plans and policies currently in effect. Please see Chapter 3, Section IX, Land Use and Planning, for further details.

2.9 DISCRETIONARY APPROVALS

DPR has approval authority for the proposed project. The project would require approval of the State Fire Marshal; and approval by the DPR Accessibility Section, on authority of the Department of General Services Accessibility Section. The project site is located more than 100 feet from the shoreline and therefore is not subject to permitting by the San Francisco Bay Conservation and Development Commission.

2.10 RELATED PROJECTS

DPR often has other maintenance programs and rehabilitation projects planned for a park unit. A project is currently underway to restore the Detention Barracks and the cultural landscape, as well as providing a representation of the original Administration Building footprint, repair hardscape features, upgrade site utilities, and abate hazardous materials from the Detention Barracks and Power House.

Additional work would be needed to completely restore the Immigration Station complex, as envisioned by the project partners and interested community members in the Angel Island Immigration Station Master Plan (2003). However, the Master Plan has not been formally adopted by DPR. Funding sources to carry out such work have not been identified. No additional work beyond the activities proposed in this project is currently planned for this site. Only general maintenance work is scheduled to occur in the near future, once this project is complete. If any activities envisioned in the Master Plan were to be undertaken, they will first be subject to review under CEQA for potential impacts, including any cumulative impacts.

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CHAPTER 3: ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1. Project Title: Angel Island State Park
   Hospital Building Rehabilitation Project

2. Lead Agency Name & Address: California Department of Parks and Recreation (DPR)

3. Contact Person & Phone Number: Don Bybee, Project Manager, (916) 445-7996

4. Project Location: Angel Island State Park, Tiburon, Marin County

5. Project Sponsor Name & Address: California Department of Parks and Recreation
   Northern Service Center
   One Capital Mall, Suite 500
   Sacramento, California 95814

6. General Plan Designation: Park and Recreation (Town of Tiburon General Plan, 2005)

7. Zoning: Public/Quasipublic (Town of Tiburon 1990 zoning map). See Chapter 3 (Section IX, Land Use and Planning) for further details.

8. Description of Project:
   The Department of Parks and Recreation proposes to make the improvements described herein to the Hospital Building at the Immigration Station Area at Angel Island State Park. Work would protect cultural resources, provide for better educational opportunities to school groups, protect park facilities, increase public safety, and provide increased access for all users. The following is a summary of the planned improvements:
   - Stabilize and rehabilitate the exterior and interior of the Hospital Building. When complete the Hospital will include space for a house museum, interpretive center, library, assembly areas, genealogical research facility, and administrative center.
   - Final connection of utilities previously routed to the building.
   - Adjacent site work including repairing/restoring site paving and access around the building, replacing historic fencing, and rehabilitating the recreation yard.
   - Installation of a subsurface drainage system around the building as necessary to solve water drainage problems.
   - Provide a focused amendment to the 1979 approved Angel Island General Development Plan to allow public access to the Hospital Building for appropriate adaptive uses.

9. Surrounding Land Uses & Setting: See Chapter 3 of this document (Section IX, Land Use and Planning)

10. Approval Required from Other Public Agencies:
    See Chapter 2, Section 2.9 (Discretionary Approvals)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	☒ None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that, although the original scope of the proposed project **COULD** have had a Significant effect on the environment, there **WILL NOT** be a significant effect because Revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, Because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

_____ _____

Gail Sevrens — Date

Environmental Coordinator

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.

4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:

   a) Identify the earlier analysis and state where it is available for review.

   b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.

   c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.

6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.

7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.

8. Explanation(s) of each issue should identify:
   a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
   b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

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I. AESTHETICS.

ENVIRONMENTAL SETTING

Situated in San Francisco Bay one mile southeast of the Tiburon Peninsula and three miles north of San Francisco, Angel Island SP is a square mile of relatively undeveloped land with magnificent views of the Golden Gate Bridge to the west and the San Francisco skyline to the south. The Hospital Building, located at the Immigration Station Complex (North Garrison), on the northeast side of Angel Island, is the site for this project. The original Administration Building footprint and Powerhouse are located on an open, flat area, enclosed by steep, wooded slopes and grasslands that extend to the shoreline of the San Francisco Bay. The Hospital Building is located upslope from the original Administration Building site. Currently from the project site, visitors can experience spectacular views of the San Francisco Bay and the Richmond/San Rafael Bridge.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

DISCUSSION

a) The primary scenic vista from the project site, and other areas of Angel Island, is the view across the Bay to the surrounding cities of San Francisco, Tiburon, Berkeley, and the coastal mountains. However, the Island has its own rugged, windswept beauty. During construction the overall appearance of the project site would be affected temporarily.

The presence of construction equipment and fencing restricting access to specific areas would present a limited, temporary adverse visual impact to those visiting the Immigration Station site. Although some areas would temporarily close during construction, the proposed work would not hinder accessibility to any of the park's scenic areas and no new structures would be placed in the view corridor. There would be no long-term or permanent adverse impact to the existing scenic vista. Therefore, the project would have a less than significant impact.

b) The project site is located on Angel Island SP, in the San Francisco Bay. No State Scenic Highway is adjacent to or within viewing distance of the project location. By repairing and

stabilizing elements of the Hospital Building scenic resources will be protected. No adverse impact.

c) As with any construction project, there would be some temporary decrease in the visual appeal of the area immediately affected by the work being performed. However, the duration of the work would be limited and overshadowed by the stabilization, restoration, and preservation that would result from the project. Therefore, the impact from this project would be less than significant.

d) Lighting is a minimal element of this project. Lighting installed on the building soffit will point downward as will pathway lighting. Designs will be historically compatible and will have no impact to wildlife. All work would be conducted during daylight hours. Therefore, the project would have no impact.

II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Angel Island SP is approximately 740 acres in size, is relatively undeveloped, is completely surrounded by the waters of San Francisco Bay, and is approximately one mile east of the Tiburon Peninsula and three miles north of San Francisco. Although the General Plan states that livestock grazing occurred in the early 1800s for approximately 20 years (DPR, 1979) the park does not currently support any agricultural operations or farmland. In addition, the Island is located in the Town of Tiburon Planning Area and is designated Park and Recreation Land.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

DISCUSSION

a-c) As noted in the Environmental Setting above, Angel Island SP is designated Park and Recreation Land and does not support any agricultural operations or farmland. This project will provide for the stabilization and rehabilitation of the Hospital Building with some work to comply with the Americans with Disabilities Act at the Angel Island Immigration Station and contains no component that will result in the conversion of agricultural land to a non-agricultural use. This project will have no effect on any category of California Farmland, conflict with any existing zoning for agricultural use or Williamson Act contract, or result in the conversion of Farmland to non-agricultural use. No impact.

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III. AIR QUALITY.

ENVIRONMENTAL SETTING

Angel Island State Park is located in the San Francisco Bay Air Basin, managed by the Bay Area Air Quality Management District (BAAQMD), and under the jurisdiction of the United States Environmental Protection Agency (USEPA) Region IX. The District's jurisdiction encompasses all of seven counties - Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara and Napa, and portions of two others - southwestern Solano and southern Sonoma. The proposed project is located at the Immigration Station on the east side of Angel Island in China Cove. Angel Island is considered a part of the Town of Tiburon and falls under its planning area.

Home to seven million people, the San Francisco Bay Air Basin (SFBAB) is the second largest urban area in the state. However, due to cool temperatures and strong Pacific Ocean breezes, much of the Bay Area enjoys good air quality. The San Rafael Monitoring Station shows that air quality in Marin County is good.

In summer, the northwest winds to the west of the Pacific coastline are drawn into the interior through the Golden Gate. This channeling of the flow through the Golden Gate produces a jet that sweeps eastward but widens downstream producing southwest winds at Berkeley and northwest winds at San Jose; a branch curves eastward through the Carquinez Straits. The range of temperature near the surface over the Bay Area is determined in large part by the effect of differential heating between land and water surfaces producing a large-scale gradient between the coast and the Central Valley as well as small-scale local gradients along the shorelines of the ocean and bays.

During winter months, the Bay Area experiences periods of storminess and moderate-to-strong winds and periods of stagnation with very light winds. Winter stagnation episodes are characterized by outflow from the Central Valley, nighttime drainage flows in coastal valleys, weak onshore flows in the afternoon, and otherwise light and variable winds. The average minimum and maximum winter temperature reverses the summer relationship; daytime variations are small while average nighttime temperatures show large differences and strong gradients.

The California Air Board makes State area designations for ten criteria pollutants (an air pollutant for which acceptable levels of exposure can be determined and for which an ambient air quality standard has been set): ozone, suspended particulate matter (PM_{10}), fine suspended particulate matter ($PM_{2.5}$), carbon monoxide, nitrogen dioxide, sulfur dioxide, sulfates, lead, hydrogen sulfide, and visibility reducing particles (VRPs). At the State level, PM_{10}, $PM_{2.5}$, and ozone levels in the SFBAB have all been designated “non-attainment;” carbon monoxide, nitrogen dioxide, sulfur dioxide, sulfates, and lead levels have been designated attainment, and hydrogen sulfide and VRP levels have been designated unclassified. A pollutant is designated in attainment if the state standard for that pollutant was not violated at any site in the area during a three-year period. Conversely, a pollutant is designated non-attainment if there was at least one violation of a State standard for that pollutant in the area. Unclassified means the data is incomplete and designation of attainment or non-attainment is not supportable.

In contrast to the State area designations, the USEPA makes national area designations for five criteria pollutants: ozone (1-hour and 8-hour standards), PM_{10}, carbon monoxide, nitrogen dioxide, and sulfur dioxide. At the National level, ozone is the only criteria pollutant designated “non-attainment;” sulfur dioxide is designated “attainment;” and carbon monoxide, nitrogen

dioxide, and PM10 are all designated as “unclassified/attainment.” Nationally, any area that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) one or more of the National Ambient Air Quality Standards for the criteria pollutants designated in the Clean Air Act is designated “non-attainment”. An area considered to have air quality as good as or better than the National Ambient Air Quality Standards as defined in the Clean Air Act is designated “attainment area;” an area that cannot be classified on the basis of available data as meeting or not meeting the national primary or secondary ambient air quality standard is designated “un-classified.”

Criteria Pollutant Designations

	2003 State Levels	2003 National Levels
Ozone	Non-Attainment	Non-Attainment
Carbon Monoxide	Attainment	Unclassified/Attainment
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Sulfur Dioxide	Attainment	Attainment
Particulate Matter PM_{10}	Non-Attainment	Unclassified/Attainment
Particulate Matter $PM_{2.5}$	Non-Attainment	N/A
Sulfates	Attainment	N/A
Lead	Attainment	N/A
Hydrogen Sulfide	Unclassified	N/A
Visibility Reducing Particles	Unclassified	N/A

On January 20, 2005, the Air Resources Board adopted changes to the State area designations for ozone, PM_{10}, $PM_{2.5}$, and carbon monoxide (CO), based on air quality data collected during 2001 through 2003. These State area designations have been approved by the State Office of Administrative Law, and became effective on July 23, 2005.

WOULD THE PROJECT*:	LESS THAN POTENTIALLY SIGNIFICANT IMPACT	SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

DISCUSSION

a) Work proposed by this project is not in conflict with the Town of Tiburon Air Quality Policies and will not obstruct implementation of any applicable air quality management plan for Marin County or the BAAQMD. No impact.

b, c) The proposed project will not emit air contaminants at a level that, by themselves, will violate any air quality standards, or contribute to a permanent or long-term increase in any air contaminant. However, project implementation will generate short-term, temporary emissions of fugitive dust (PM_{10}), fine particles ($PM_{2.5}$), and involve the use of equipment and materials that will emit ozone precursors (motor vehicle exhaust and industrial emissions, gasoline vapors, and chemical solvents as well as natural sources emit NO_x and VOC, that help to form ozone). Since the District is designated non-attainment for PM_{10}, $PM_{2.5}$, and ozone, increased emissions could potentially contribute to existing non-attainment standards. Consequently, construction emissions could be considered a potentially significant short-term adverse impact; however, integration of the following conditions into the project will reduce potential impacts to a less than significant level.

CONDITION AIR-1
• All active construction areas will be watered at least twice daily during dry, dusty conditions. • All trucks hauling soil, sand, or other loose materials on public roads (both on the Island and off) will be covered or required to maintain at least two feet of freeboard. • All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements. • Excavation and grading activities will be suspended when sustained winds exceed 25 mph, instantaneous gusts exceed 35 mph within the project area (China Cove is sheltered from strong, northwest winds), or dust from construction might obscure driver visibility on public roads. • Earth or other material that has been transported onto paved streets (on the Island and off) by trucks, construction equipment, erosion, or other project-related activity will be promptly removed.

d) The proposed work will not result in the long-term generation of odors. Construction-related emissions could result in a short-term generation of odors, including diesel exhaust and fuel or solvent vapors. These odors might be considered objectionable by some park visitors and employees; however, because construction activities would be short-term and odorous emissions would dissipate rapidly in the air, with increased distance from the source, the potential for impact would be considered less than significant.

e) Proposed work will not result in the long-term generation of odors. Construction-related emissions (diesel exhaust, fuel vapors, etc.) might result in a short-term generation of odors, which might be objectionable by some employees and park visitors. However, construction activities are short-term; odorous emissions will dissipate rapidly in the air, with increased

distance from the source, and unauthorized personnel will not be allowed into construction areas. Potential odor impacts are considered less than significant.

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

Plant communities within the proposed Hospital Building Rehabilitation project area are composed predominantly of non-native plant species that were used to landscape the Immigration Station site at China Cove and will remain on the site as part of the historic landscape plan. Plant species native to Angel Island are interspersed with these non-native horticultural species. The dominant non-native plant species within the project area include spotted gum (*Eucalyptus maculata*), blue gum (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*) with scattered Pittosporum (*Pittosporum eugenioides*) and other species. There are small patches of native plant species on the site that include toyon (*Heteromeles arbutifolia*) and coast live oak (*Quercus agrifolia*), predominately. Outside of the project area, but in the general vicinity, the dominant plant community is the Coast live oak series (Sawyer-Keeler-Wolf, 1995), heavily dominated by coast live oaks.

Special-Status Species[1]

Queries of the California Department of Fish and Game's Natural Diversity Database (CNDDB, 2005) and the California Native Plant Society's On-line Inventory (CNPS, 2001) were conducted for sensitive biological resources that are known to occur within the San Francisco North 7.5-minute U.S. Geological Service (USGS) quadrangle map.

Sensitive biological resources include plants and animals that have been given special recognition by federal, state, or local resource agencies and organizations. Also included are habitats that are listed as critical for the survival of a listed species or have special value for wildlife species, and plant communities that are unique or of limited distribution and are considered sensitive. Threatened, Endangered, or Rare plants and wildlife species and California Fully Protected Species are special-status species that have legal protection. Although Federal and California Species of Concern and CNDDB-listed sensitive plant communities have no legal protection or special legal requirements, they are addressed during CEQA analysis.

Twenty-nine special-status plant species and 14 special-status wildlife species are listed in the CNDDB as occurring within the San Francisco North USGS quadrangle map. Forty-three additional special-status plant species are listed in the CNPS[2] on-line inventory as potentially occurring in the San Francisco North quadrangle map and the surrounding eight quadrangles. The results of the CNDDB and CNPS queries are included in the table in Appendix C. In addition

[1] For the purposes of this document, special-status species are defined as plants and animals that are legally protected or that are considered sensitive by federal, state, or local resource conservation agencies and organizations. Specifically, this includes species listed as state or federally Threatened, Endangered, or Rare and those considered as candidates for listing as Threatened, Endangered, or Rare, species identified by the USFWS and/or CDFG as Species of Concern, animals identified by CDFG as Fully Protected or Protected, and plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California (i.e., plants on CNPS lists 1B, and 2).

[2] California Native Plant Society (CNPS) Lists: List 1A = presumed extinct in California; List 1B = rare or endangered in California and elsewhere; List 2 = rare or endangered in California, more common elsewhere; List 3 = need more information; List 4 = plants of limited distribution.

to these species, the U.S. Fish and Wildlife Service (USFWS) website produces a list of species to consider that may be impacted by projects within the San Francisco North quadrangle. The USFWS list adds another 90 fish, wildlife, and plant species with the potential to be affected by a project in the San Francisco North quadrangle. This list is also included in the table in Appendix C. However, only species that are known to occur within Angel Island State Park (CNDDB, 2005), or have the potential to occur in the project area based upon the presence of suitable habitat, are addressed in this document.

SENSITIVE SPECIES THAT ARE KNOWN TO OCCUR ON ANGEL ISLAND

Santa Cruz microseris (*Stebbinsoseris decipiens*) – This is a CNPS List 1B plant species. An occurrence of this species, dated 1968, is reported in the CNDDB (2005) along the dam of lower pond at 150 feet elevation, but the report did not precisely indicate where the pond is located. There is a pond located near the West Garrison and the CNDDB report may be referring to this pond. Habitat for the species is in open areas with loose or disturbed soil in broadleaf upland forest, closed-cone coniferous forest, chaparral, coastal prairie, or coastal scrub. The species is not known to occur in the project area and is not expected to occur there because suitable habitat is not present.

Monarch butterfly (*Danaus plexippus*) – Monarch butterflies have no State or Federal listing status, but roosting sites for the species are considered locally important. There are no large roost sites known to occur on the Island, but two temporary sites have been reported. CNDDB (2005) lists Quarry Beach and the Nike Site Grove as two locations for temporary monarch butterfly sites. Neither of these sites is within the project area. Numbers of butterflies at each of these temporary sites, when observed, have numbered less than ten individuals indicating that Angel Island is not a significant roost site for the species. While there is a small potential for monarch butterflies to exist within the project area, implementation of the proposed project would not be expected to significantly impact them.

Angel Island mole (*Scapanus latimanus insularis*) – The Angel Island Mole has no State or Federal listing status, but is considered a species of local concern. According to the CNDDB (2005), this subspecies of the broad-footed mole is known to occur only on Angel Island in friable soils suitable for burrowing. They are known to occur in the lawns and grassy areas at Ayala Cove and along the North Ridge trail. Currently, the mole is not known to occur at the Immigration Station site, although the subspecies could potentially occur in grassy areas near the project area. While some ground-disturbing work will occur while correcting drainage problems around the Hospital Building, the work is not occurring in the type of habitat currently known to support the Angel Island mole. Therefore, impacts to Angel Island mole are expected be less than significant as a result of project implementation.

SENSITIVE SPECIES WITH POTENTIAL HABITAT WITHIN THE PROJECT AREA

PLANTS

There are a few small scattered pockets of native plant habitat composed predominately of coast live oak, toyon, and poison oak within the project area. However, the patches of native habitat on the site are quite small and overall conditions are much degraded. There is a build-up of debris on the ground that is composed of the leaves, needles, and branches of the nonnative tree and shrub species that dominate the site. No sensitive plant species are known to exist at the Immigration Station site. It is extremely unlikely that any sensitive plant populations or individuals exist on the project site under the current conditions.

WILDLIFE

Raptors - All raptors and their nests are protected under the Fish and Game Code (Section 3503.5). A 2005 nesting season survey located one raptor (i.e., red-tailed hawk) nest in the Immigration Station area and the potential exists for additional raptor nests to occur within or near the proposed project site in subsequent years.

Nesting migratory bird species - Nesting migratory bird species are protected under the Migratory Bird Treaty Act**.** Although no nests of migratory bird species were documented during the 2005 nesting season survey, they could occur within the proposed project area in subsequent years.

Long-legged myotis bat (*Myotis volans*), **long-eared myotis bat** (*Myotis evotis*), **fringed myotis bat** (*Myotis thysanodes*), and **Yuma myotis bat** (*Myotis yumanensis*) – These bat species are Federal Species of Concern that are known to roost under tree bark and in hollow trees and snags and may occur in the proposed project area (Miner, 2005). They may also occur within the Hospital Building. If roosting in the project area or within the Hospital Building, these species may be impacted by project implementation.

Pacific western big-eared bat (*Corynorhinus townsendii townsendii*) and **Western mastiff bat** (*Eumops perotis californicus*) – These bats are Federal Species of Concern and California Species of Concern that are known to roost in buildings and in large hollow oak trees and could occur within the project area (Miner, 2005). If present in the project area, the species may be impacted by project implementation.

Sensitive Plant Communities

Sensitive plant communities are regionally uncommon or unique, unusually diverse, or of special concern to local, state, and federal agencies. Removal or substantial degradation of these plant communities constitutes a significant adverse impact under CEQA. No sensitive plant communities were listed in the CNDDB for the San Francisco North quadrangle map and there are no sensitive plant communities within the project area.

Wetlands and Waters of the United States

The U.S. Army Corps of Engineers (USACOE) defines wetlands as lands that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Typically, USACOE jurisdictional wetlands meet three criteria: they have hydrophytic vegetation, hydric soils, and wetland hydrology.

Waters of U.S. are defined as all waters used in interstate or foreign commerce, waters subject to the ebb and flow of the tide, all interstate waters including interstate wetlands and all other waters such as: intrastate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds. Waters of the U.S. are under the USACOE jurisdiction.

The Immigration Station area, including the Hospital Building Rehabilitation project site, is bordered on the north by the San Francisco Bay. The Bay is considered to be a water of the U.S. and is under USACOE jurisdiction. This proposed project will not directly or indirectly impact the San Francisco Bay or any other waters of the U.S. or wetlands.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

DISCUSSION

a) **Raptors:** Raptors and their nests are protected under Fish and Game Code §3503.5. The following avoidance measures are designed to prevent the disturbance or loss of active nests and reduce project-related impacts to nesting raptors to a less than significant level.

AVOIDANCE MEASURE BIO-1: NESTING RAPTORS
• A focused survey for raptor nests will be conducted by a DPR-qualified biologist during the nesting season (February 1 to August 31) to identify active nests within 500 feet of the project area. The survey will be conducted no less than 14 days and no more than 30 days prior to the beginning of construction. • If nesting raptors are found within 500 feet of the project area, no construction will occur within the buffer area of 500 feet from the nest during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist), unless otherwise negotiated with the California Department of Fish and Game.

Sensitive and Migratory Bird Species: Nests of sensitive or migratory bird species could occur within the proposed project area. The following avoidance measures are designed to reduce project-related impacts to nesting sensitive or migratory bird species to a less than significant level.

AVOIDANCE MEASURE BIO-2: SENSITIVE AND MIGRATORY BIRD SPECIES
• If construction-related activities are scheduled to begin during the nesting season of February 1 to August 31, a DPR-qualified biologist will conduct a survey for nesting bird species no more than 14 days prior to commencement of construction to ensure that no nesting birds will be impacted by the project. The survey area will include the project site and a 100-foot buffer zone around it. • If active nests are located, no construction will occur within 100 feet of the nests during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist) or as otherwise negotiated with the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service on a case-by-case basis.

b) There are no sensitive natural communities or riparian plant communities occurring within the project area. The site has been extensively altered and is dominated by nonnative tree and shrub species used to landscape the historic Immigration Station site. Therefore, no impact.

c) There are no wetlands within the project area. Therefore, no impacts to wetlands will occur as result of project implementation.

d) The project site is not within a wildlife corridor and will not affect the movement of wildlife or fish species. No impact.

e) The project does not conflict with any local policies or ordinances protecting biological resources. No impact.

f) The project does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES.

ENVIRONMENTAL SETTING

The Hospital Building, a contributor to the Angel Island Immigration Station National Historic Landmark District (NHL), is listed on the National Register of Historic Places (NRHP) and is significant in the context of U.S. history. This was the site from 1910 to 1940 where immigrants were detained during the years of exclusionary laws that targeted the Chinese. Poems and inscriptions have been left on the walls of the detention barracks, and to a lesser extent, on the walls of the hospital. The hospital played a large role during the immigration period (primary period of significance), but also to a lesser extent during World War II when the United States Army detained prisoners of war at the site (secondary period of significance).

Before the Immigration Station was designated a National Historic Landmark in 1997, Angel Island in its entirety was nominated to the National Register in 1971. The NHL nomination listed all the buildings, including the hospital, and remaining foundations as contributing features to the landmark district (The Olmsted Center 2002: 32).

The Hospital Building was the subject of a Historic Structures Report (HSR) prepared by Architectural Resources Group in 2002. According to the HSR, the Hospital Building has three distinct eras that constitute its period of significance: 1905-1910, planning and construction; 1910-1940, operation and occupancy of the Angel Island Immigration Station; and 1941-1946, military use. The primary period of significance is 1910-1940, the immigration period. The secondary period of significance is the military period 1941-1946.

The HSR also discusses all seven aspects of historical integrity. The Hospital Building still has integrity of location, design, materials, workmanship, feeling and association. The setting has been slightly altered with the destruction of the Administration Building in 1940 and the encroachment of untended vegetation. The Hospital Building is missing furnishings and some fixtures, but the interior still “strongly evokes the feeling of an early 20th century hospital” (Architectural Resources Group, 2002: 66-67). The Hospital building is an excellent extant example of early twentieth-century institutional hospital design and construction.

Although a 1981 stabilization and mothballing project stabilized the envelope of the Hospital Building, the interior continues to exist in a state of severe decay. Plaster debris and animal feces litter the floor in most areas. Vandals have destroyed all but a handful of the plumbing fixtures. Foundations are cracked and slippage is evident on the ground level. The staircase no longer retains its balustrade. Stud and joist ends, visible where plaster and flooring are missing, are rotted. It is evident that water has intruded for many years prior to the 1981 stabilization project. Peeling paint has revealed the presence of writings on the plaster. These have not been documented thoroughly to date. Some of the writings and inscriptions on the wall in the men’s Japanese ward (room 221) were photographed, removed, conserved, and archived several years ago.

Large early twentieth-century radiators still stand in many of the rooms. Push-button light switches survive in some rooms although their cover plates are missing and they are heavily rusted. A larger than standard residential porcelain electrical tube, part of the original knob (or “post”) and tube wiring system, is visible where plaster has fallen from a first floor wall. This

larger tube carries heavier, commercial gauge electrical wire and may be a rare survivor from the early 20th Century. One potential benefit from an accessibility standpoint may be that door openings appear to be wide, probably in order to accommodate hospital beds. They may not need to be retrofitted in order to meet Americans with Disabilities Act (ADA) standards. (Correia, site visit, August 2005.)

There is one known prehistoric archaeological resource in the immediate vicinity of the Hospital Building. The resource was first described by Nels C. Nelson during the construction of the Immigration Station in 1907 (Treganza, 1966; Environmental Science Associates [ESA]: 2003). Immediately prior to the demolition of the U.S. Army Consolidated Mess Hall and Post Exchange in the mid-1960s, Treganza (1966) attempted to excavate the resource with a series of shovel and auger tests. The success of Treganza's (1966: 36) work was dampened by what he expressed as a "mass of underground construction" dating to the Immigration Station and subsequent military occupation. Previous archaeological work completed by Treganza (1966), Hines (1983), and ESA (2003) resulted in identifying an unquantifiable amount of deflated shell-midden features. Estimates of archaeological integrity from these works indicate that the existing condition largely consists of numerous subsurface deposits of disturbed midden-soil with possibly a few surviving in-tack "pockets" of such remains in ground not impacted by previous construction (Treganza, 1966:36). At present, no documentation exists indicating if archaeological remains from either the historic or prehistoric periods have ever been identified or investigated for in the immediate vicinity of the Immigration Station Hospital Building.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

DISCUSSION

a) As noted above in the Environmental Setting, the Angel Island Immigration Station is part of a National Historic Landmark and is part of the Angel Island National Register of Historic Places and the California Register. The proposed rehabilitation of the Hospital Building would address extensive decay and disrepair, provide upgraded visitor services, a more appropriate historical setting for the historic structure, access compliant with the Americans with Disabilities Act (ADA) around and within the Hospital Building, and restoration and rehabilitation of the Hospital Building itself including structural upgrades.

The objectives of this project relate to the Hospital Building, the site paving and access areas around the Hospital Building, as well as the sub-surface drainage system around the building. The rehabilitation will allow the Hospital Building to be used as a house museum,

interpretive center, library, assembly area, genealogical research facility, and administrative center for the Immigration Station.

The proposed building stabilization and restoration/rehabilitation and alterations to support access in compliance with ADA and the proposed new uses of the building as outlined immediately above have the potential to adversely impact the historic fabric and integrity of the Hospital Building. There is the possibility that historic fabric will be compromised, damaged, or destroyed.

The hospital is important as a distinct building type exhibiting typical hospital design of the early 1900s. In particular, the spatial configuration of interior spaces are an important aspect of this type, and must be preserved. In general, historically important spaces, features, and components are important aspects of the building, and must be preserved to the extent possible. The HSR was generated as an aide to that end, but specifics regarding the project will still need to be identified and clarified as preliminary plans continue. The implementation of Mitigation Measure Cult-1 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE MITIGATION CULT-1: SIGNIFICANT AND HISTORICALLY IMPORTANT FEATURES

- Before preliminary and working drawings are completed, alternatives need to be explored and acted on to the extent possible to decrease the negative impacts on the building.
- Since this is a National Historic Landmark, NSC, the district, and CRD's (division) historians must comment on the plans at both the preliminary and construction drawings phase of the project. In addition, they must also have input into preliminary discussions of the scope and direction of this project.
- The proposed uses of the interior spaces in the hospital must be secondary to the preservation and restoration of the significant spaces and features.
- The Cultural Landscape Report outlines a general restoration approach. Features that relate to the primary Immigration Station period of significance may be replaced where appropriate, while those relating to the military POW WWII period should be left in place where appropriate, but not replaced if missing. This approach should guide any decision-making that addresses hospital features, spaces, and components.

The Hospital Building contains on its walls writings and inscriptions, some from the Immigration period, and some from World War II. Architectural conservator David Wessel removed and archived some of these in 2003 for future re-installation or exhibit. Additional writings are still present, and more may be uncovered during the construction phase. The implementation of Mitigation Measure Cult-2 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE MITIGATION CULT-2: INTERIOR PLASTER WITH WRITINGS AND INSCRIPTIONS
• If it is determined that there are additional writings existing in the building, and before preliminary and working drawings are completed, a mitigation/ treatment plan must be drawn up by a qualified architectural conservator. This will include documentation/ recordation of existing inscriptions in the hospital and an approach for conservation and preservation. • Additional conditions must be incorporated into the construction phase of the project to address writings that are discovered during future work.

The installation of the elevator, required to provide ADA-compliant access to the second floor of the Hospital Building, will cause the greatest impact on the historic fabric of the building itself. This planned elevator shaft will require the removal of historic fabric and some reorganization of historic interior spaces in rooms 109, 212, and possibly room 211.

According to the HSR room 109 was a storeroom. The upper walls are covered with lath and plaster and the lower walls are wainscoted with vertical boards. Two six-over-two double-hung windows are located on the east wall. The room has one door opening to the hallway, and only the hinges remain.

The HSR states that Room 212 is one of two “Nurse’s Rooms” in the Hospital Building. The door to Room 212 is unique, apparently modified to provide extra security during the WW II POW era. A radiator sits in the southeast corner of the room. The implementation of Mitigation Measure Cult-3 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE MITIGATION CULT-3: ELEVATOR SHAFT

- The design of the new elevator must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, which recommend that this type of modification be designed in a way that minimizes impacts to the historic fabric of the resource.
- Historic walls must be encapsulated with furred-out walls or similar method, where possible, where the elevator will be installed. Any alternative plan must be made with approval of DPR-qualified historian.
- Historic fabric must not be removed unless absolutely necessary in order to install the elevator. All work must be done carefully and neatly so that the elevator can easily be removed (reversed) in the event that the building's use changes over the long-term.
- The unique door to room 212 must be preserved in place or, upon approval by a State Historian, carefully preserved and used as an interpretive artifact to illustrate the World War II use of the Hospital Building.
- Existing conditions of the space where the elevator is to be installed must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.
- The location of the elevator must be approved by a DPR-approved cultural resource specialist. Elevator construction and related demolition must be monitored by a DPR-approved cultural resource specialist.
- The proposed removal of any historic fabric during the installation of the new elevator must be reviewed and approved by a DPR-approved cultural resource specialist, during the Preliminary Plan and Working Drawing Phases, subject to cultural resource specialist inspection during the Construction Phase.

The Hospital Building rehabilitation project entails the replacement of rotted wood on the interior and exterior of the building, the installation of seismic strengthening throughout the structure, repairing and restoring exterior siding and trim, restoring wood porches, stairs, and railings, rehabilitating wood windows and doors, and installing a new roof. The original fabric of any building is a finite resource. The installation of plywood shear panels for seismic stabilization on the interior walls has a very high potential to destroy historic fabric by forcing the removal of surviving original plaster and by altering the "reveal" of original door and window trim.

The approach to the seismic must be coordinated with the engineering studies with the goal of decreasing the impact to the building's significance details. Every effort must go to saving as much original fabric as possible. Adverse impacts from the replacement of rotted wood and the installation of seismic strengthening can be kept to a level below significant if the Mitigation Measure Cult-4 below is implemented.

CULTURAL RESOURCE MITIGATION CULT-4: SEISMIC STRENGTHENING AND WOOD REPAIR
• If exterior wooden siding is removed in order to install wood shear panels, removal must be carried out with extreme care so that original siding is not damaged and may be placed back on the building. If wood siding splits and cracks upon removal, work must stop and removal methods must be re-evaluated and approved by a DPR-qualified state historian. • Siding must be numbered and replaced in its original location. • Wholesale removal of interior plaster finishes, especially character-defining coved ceilings, in order to install plywood shear panels (Architectural Resources Group, 2002: Appendix G, 4 & SK 6), must be avoided. A DPR-qualified historian must review and approve plaster removal plan.

The rehabilitation of the Hospital Building includes the repair of site paving and access around the building, the installation of a subsurface drainage system around the building, and increasing ADA-compliant access around and to the building. The HSR lists the exterior ancillary concrete elements, which include paving, stairs, and footings, as significant character-defining features. (Architectural Resources Group, 2002: 73). When these concrete features are altered and/or repaired, there will be potential significant impacts to the exterior ancillary features of the Hospital Building. The implementation of Cultural Mitigation Measure Cult-5 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE MITIGATION CULT-5: EXTERIOR CONCRETE ELEMENTS
• All concrete repairs and replacements must be in-kind to match adjacent materials and design, including the use of river sand in replacement concrete mix if necessary to match historic concrete color. • Any new feature must by compatible with, but not exactly copy, the historic stairs, paths, and walls. Use of a modern, whiter concrete mix is one possibility. Ramps will be designed and located so that it may not be necessary to permanently remove historic exterior ancillary concrete elements. Any proposed removal of historic elements must by approved by a DPR-qualified historian.

The project description calls for the reconstruction of sun porches, historic fencing, and the rehabilitation of the recreation yard. These activities have the potential to adversely impact the Hospital Building if false historical elements are introduced during reconstruction of these features or if the massing and scale of the reconstructed features do not match existing or match evidence available in the documentary record. The implementation of Cultural Resources Condition Cult-1 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-1: SUN PORCHES, HISTORIC FENCING, AND RECREATION YARD
• All work must match historic architectural drawings and photographs.

The rehabilitation of the Hospital Building includes the restoration of various interior finishes including plaster wall and ceiling finishes, wood doors, trim, the central stairway balustrade,

and the restoration of light fixtures. Interior wood trim and historic light fixtures are listed as "very significant" historic fabric in the HSR. Unfortunately, the HSR also calls for replacing all lighting fixtures (Architectural Resources Group, 2002: 97). This work has the potential to adversely impact the historic fabric of the building if wholesale replacement is employed rather than selective replacement of only those elements that are deteriorated beyond repair, or if materials that are not compatible with historic materials are used, especially in the case of surviving lighting fixtures. The implementation of Cultural Resources Condition Cult-2 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-2: INTERIOR FINISHES AND LIGHTING

- Replace only those sections of wood trim, doors, and staircase elements that are deteriorated beyond repair. Replace in-kind.
- Retain original lath in place wherever possible. Do not substitute modern gypsum wallboard for plastering. Repair before replacing and replace in-kind.
- Surviving lighting fixtures must be restored if at all possible, and placed back in service. Exact replacements may be considered for missing fixtures if they are marked and recorded as replacements. If not exact replacements, new fixtures, including additional fixtures to supplement historic lighting where required to meet code, must be compatible with surviving fixtures and with the look and feel of the historic spaces within the building, or be completely unobtrusive.

The Hospital Building rehabilitation calls for the abatement of hazardous materials. In the case of asbestos-containing historic flooring, abatement has the potential to cause significant adverse impact to the Hospital Building. The magnesite flooring and 3' strip resilient sheet flooring are listed as very significant fabric in the HSR and significant effort must be made in order to conserve them in place (Architectural Resources Group, 2002: 73). The implementation of Cultural Resources Condition Cult-3 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-3: ABATE HAZARDOUS MATERIALS

- Stabilize and conserve historic magnesite flooring and 3' resilient flooring. If this treatment is not possible, the flooring must be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3' strip resilient sheet flooring.

The project calls for new mechanical, communication and electrical systems, and fire protection systems. The existing wiring and associated electrical equipment, and the original heating system and associated radiators, will be replaced. However the original electrical system, heating system and associated radiators are an important component of the original construction, with the radiators called out as significant character-defining features. Removal of these electrical and heating systems will adversely affect contributing elements of the Hospital Building's original electrical/mechanical system. The implementation of Cultural Resources Condition Cult-4 and Cultural Mitigation Measure Cult-4 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-4: MECHANICAL, COMMUNICATION, ELECTRICAL, AND

FIRE PROTECTION SYSTEMS AND BUILDING CODE UPGRADES
• All components of the original electrical system, especially any original electrical panels and push-button electrical switches, must be abandoned in place in order to fully comply with the Secretary of the Interior's Standards. If original switches must be replaced, install reproduction push-button switches as replacements. • The fire protection system must be hidden from view as much as possible. Sprinkler heads must be recessed in the ceilings of the building. "Drop-down" piping must be avoided or approved by a DPR-qualified historian. • Care must be exercised when cutting holes through walls for piping, air registers, and electrical components so that adjacent historic fabric is not damaged. • The original radiators shall be retained in place. If possible, after study of their potential use, they may be restored to functional status. If not, any alternative HVAC system shall be reviewed and approved by an approved DPR qualified historian. • A DPR-qualified historian must review plans for fire sprinkler pipe, plumbing, and electrical runs. Penetration of walls, floors, and ceilings must be made in order to install these systems and the contractor must review for approval proposed penetrations with the qualified DPR historian.

If the rehabilitation plan were to follow the HSR and only one bathroom (out of nine) were to be restored to its original condition, there would be the possibility that the historic nature of the Hospital Building would be impacted. The historic record is filled with documentation stating that bathroom facilities were inadequate in the Hospital Building. The lack of adequate restroom facilities also helps to illustrate the difficult conditions that detainees endured during their stay at Angel Island and help illustrate the institutional nature of the treatment of immigrants at this early 20th Century immigration station. Also, several solid vitreous enamel sinks in room 113 appear to be original, pre-1940 models (Jay Correia, site visit, August 2005). Implementation of Cultural Resources Condition Cult- 5 below will reduce the impacts to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-5: RESTORATION OF ORIGINAL BATHROOMS
• A focused plan for the distribution and location of restroom facilities in the building must be generated during the Preliminary Plan process, realizing that it is the intent to keep in place as much of the historic restrooms as possible, while conforming with current ADA accessibility laws. If it is determined that the HSR's recommendation and rehabilitation plan does not respect or utilize the historic locations; an alternative plan may retain, to the extent possible, historic spaces and fixtures, thereby reducing the automatic removal of original function and furnishings. A DPR-qualified historian must participate in the planning process in order to ensure that restrooms reflect their original design. • Where possible this project shall retain the original design of Toilet Room 113 and restore it to reflect its original use as a large restroom for the Hospital Building. A DPR-qualified historian must participate in the planning process and approve any deviation from this condition. • In order to retain the original spatial relationships of the interior of the Hospital Building, new restroom facilities must be constructed within spaces that were originally restrooms wherever possible. • Consideration must be made for period-correct or at least compatible plumbing fixtures in selected restrooms to be approved by a DPR-qualified historian. • A DPR-qualified historian must approve any modifications to bathroom spaces that will change their original use.

The project will potentially alter door openings and thresholds in order to meet ADA standards. These modifications have the potential to impact historic fabric in the Hospital Building. Implementation of Cultural Resources Condition Cult-6 below will reduce these impacts to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-6: THRESHOLDS AND DOOR OPENINGS
• If, after applying the State Historic Building Code, door openings still need widening, the first course of action must be to attempt to accomplish this by removing the door and stops only. If additional modification is still necessary, then the vertical door trim must be used on the widened opening and a longer "head" trim must be milled to match existing. If original door is removed, it must be carefully stored. All work must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park. • Any modifications made to doors so that they meet ADA standards must be approved by a DPR-qualified historian.

b) Numerous archaeological remains relating to the primary period of historic significance as well as the later, yet still historic, military era likely have been deposited on the grounds of the U.S. Immigration Station Hospital. Contributing elements to the NRHP-listed U.S. Immigration Station include, but are not limited to, foundation remnants of the station itself, the Detention Barracks, the Power House, various outbuildings, and, other period landscape and infrastructure. At present, it is unknown if the Hospital Building grounds contain

archaeological remains that are analogous to any of the above described cultural elements in regards to being contributors to the NRHP status of the U.S. Immigration Station. Cultural Resource Condition CULT-9 will reduce the potential of ground-disrupting work at the Hospital Building to impact the NRHP status of the U.S. Immigration Station as well as any other archaeological remains related to the later military and earlier prehistoric periods to a level less than significant.

CULTURAL RESOURCE CONDITION CULT-7: ARCHAEOLOGICAL RESOURCES
• The preliminary plans shall be reviewed by a DPR qualified archeologist to determine the potential impact of subsurface work on midden and other historically significant sites and remnants. If it is determined that there is the potential for impact, a preliminary investigation plan shall be prepared and carried out to determine what impacts may occur. Any findings shall be considered in the preparation for a plan to monitor construction activity. • California DPR, Northern Service Center archaeological staff will be notified a minimum of five days in advance of all ground-disrupting work on order to review and determine the course of appropriate cultural resource management work. All ground-disrupting activities determined substantial enough in size and scope will be monitored by a DPR-qualified archaeologist. The DPR-qualified archaeologist will identify archaeological data exposed by ground-disrupting work that are contributing elements to the NRHP status of the U.S. Immigration Station as well as other remains related to the later military and earlier prehistoric periods that may be significant enough in themselves to qualify for NRHP listing. In the event that previously undocumented cultural resources are encountered during project construction (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash), work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has evaluated the find and implemented appropriate treatment and disposition of the artifact(s). All monitoring work must be designed and implemented by a California DPR-qualified archaeologist.

c) Human burials and grave goods were documented by Nels C. Nelson in 1907. Though no documentation of remains either being found or investigated for at the location of the U.S. Immigration Station Hospital Building can be found, there may be a possibility for inadvertent finds of Native American burials and grave goods occurring during the course of implementing project work. Implementation of Cultural Resource Mitigation CULT-8 below will reduce the potential for ground-disrupting project work to impact such remains to a less than significant level.

CULTURAL RESOURCE CONDITION CULT-8: HUMAN REMAINS
• In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities. If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination except at the direction of the coroner. If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

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VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

Topography
Angel Island, approximately one square mile in area, is located in San Francisco Bay, one mile southeast across the Raccoon Straits from the Tiburon Peninsula. The topography is steep, with most buildings built into the surrounding slopes. The elevation of Angel Island ranges from zero (sea level) to a total height of 788 feet above mean sea level (msl) at the top of Mount Livermore (see Appendix A). The Immigration Station is built within and circling a cove (China or Winslow Cove) with elevations from zero to 75 feet above msl. Only the Administration Building (destroyed by fire in 1940) and most of the Central Heating Plant were built on the flat floor of China Cove, with the remaining buildings constructed on higher ground.

Geology
Angel Island is located within the Coast Range Geomorphic Province, a northwest-trending chain of mountains forming the outer northern and central California Coast Range. The formation of the Coast Range is a direct result of movement along the San Andreas Fault and associated faults. The general geology of Angel Island consists of Cretaceous age Franciscan Formation overlain in areas by the Pleistocene Colma Formation. The Franciscan rocks consist predominately of slightly metamorphosed greywacke sandstone, with lesser amount of shale, radiolarian chert, greenstone (metamorphosed basalt), serpentine, and blueschist. The Colma Formation is an unconsolidated deposit of moderately well-sorted, fine- to medium-grained sand with minor amounts of clay and silt. Younger alluvial/colluvial material is present along stream channels and slopes, and includes landslide deposits. The Immigration Station area is underlain by greywacke sandstone, with some outcrops of shale, chert and greenstone. Overlying the bedrock are tongues of colluvium mapped as slope debris and ravine fill (Schlocker, et al., 1958).

Soils
According to the Soil Survey for Marin County (USDA, 1985), the soil type at the Immigration Station is Tocaloma-McMullin complex on 50% to 75% slopes. The complex is 40% Tocaloma loam and 35% McMullin gravelly loam, with the remainder defined as Saurin clay loam and Bonnydoon loam. The Tocaloma soils are moderately deep and well drained, derived from sandstones and shales on convex side slopes, with fractured bedrock at a depth of approximately 20 to 40 inches. Permeability is moderately rapid, runoff is very rapid and the erosion hazard is very high. The McMullin soils are shallow and well drained, derived from fractured bedrock (sandstone) at a depth of 10 to 20 inches, on the upper areas of convex side slopes. Permeability is moderate, runoff is very rapid, and the erosion hazard is very high.

A 2003 geotechnical investigation (Olivia Chen Consultants) included 12 soil borings to total depths of 5 to 17 feet below grade. The soils encountered consist mostly of clay, sandy clay to clayey sand, with some silty sand and clayey gravel. Bedrock was encountered in five of the borings. This upper portion of the bedrock (mostly sandstone with some schist) is described as severely weathered, friable, and crushed to intensely fractured.

Geologic Hazards
Seismicity: Angel Island is located within the seismically active San Francisco Bay Area. The

nearest known active faults are the Hayward Fault, located approximately 8.5 miles to the east and the San Andreas Fault, located approximately 10.5 miles to the west (CDMG, 1990). These faults are capable of generating major earthquakes with magnitudes of 7.1 (San Andreas) and 6.9 (Hayward Fault), according to the California Geological Survey (CDMG, 1996). The expected peak ground acceleration on Angel Island ranges from 0.4g (force of gravity) to 0.5g (CGS, 2005). Ground shaking is amplified in loose, unconsolidated materials (alluvium, fill), such as those in the floor of the cove where the Administration Building was constructed (Davison, 2001). Older, inactive faults have been mapped on Angel Island; one is located on the slope to the south and west above the Immigration Station location (Schlocker, 1958).

Slope Stability: The Immigration Station area has been prone to slope failures since the very beginning of construction in the early 1900s. Numerous retaining walls have been installed to control the slope movements. At present, the area around the Immigration Station appears to be stable. However, as part of a separate Immigration Station rehabilitation project, many of the large trees (eucalyptus) on the surrounding hillslopes are being removed. The loss of vegetation may contribute to future slope instability.

The results of the 2003 geotechnical investigation (Olivia Chen Consultants) indicates that the existing buildings are not currently affected by any landslides or excessive soil creep, nor is there evidence of older landslides at the building sites. Most of the slope stability issues that could impact the buildings are related to uncontrolled surface water runoff. As long as site drainage is controlled, the risk of landslide movement should be relatively low. Most of the areas that may be susceptible to future landslide movement are along the Perimeter Road within the fill material. This fill was not well compacted, the slopes are steeper than current design would allow, and the fill was not placed using current engineering practices.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the	☐	☐	☒	☐

	project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☐	☒
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒

DISCUSSION

a) The Angel Island Immigration Station area is not located on a known fault as indicated by the Alquist-Priolo Earthquake Fault Zoning Maps for this region (CDMG, 2000). People and property are not expected to be at risk from surface fault rupture. This area is rated for potential moderate ground shaking on the order of 0.4g to 0.5g (CDMG, 2005). Strong seismic shaking can be expected in the event of a large earthquake on any of the surrounding faults.

Seismic-induced ground failure is considered to be less than significant with mitigation due to the moderate shaking potential and the nature of the bedrock at the site. The soils encountered during excavations in the floor of the cove are unconsolidated and not well suited to building foundations (Davison, 2001). The Hospital Building sits above the floor of the cove on more stable weathered to fresh bedrock. The slopes surrounding the Immigration Station are susceptible to landsliding and a seismic event could trigger a landslide under certain conditions (such as saturated soils). Repair of the existing retaining walls should help to reduce the potential for any future landslides.

The Hospital Building has not had any previous seismic retrofit work. Analysis published in the Historic Structure Report for the building (2002) found that seismic improvements are necessary. These improvements are: 1) anchor the walls to the foundation; 2) provide plywood sheathing at cripple walls and some locations on the first and second floor exterior walls; 3) provide transverse walls with reinforced concrete footings and plywood sheathing at three locations within the first floor framing; 4) extend portions of the two second floor transverse walls and the north longitudinal corridor wall through the attic to the roof framing; 5) provide plywood sheathing over the existing straight roof sheathing and provide blocking and framing clips between the roof diaphragm and the perimeter walls, and 6) strap the east chimney to the second floor and the roof, provide bracing for both chimneys above the roof, and repoint the masonry of the east chimney.

MITIGATION MEASURE GEO-1: SEISMIC IMPROVEMENTS

- Because of the planned new public use of this building, seismic retrofitting is necessary to provide adequate public and worker safety. A condition assessment to finalize the scope of specific work, room-by-room and structural element–by–structural element will be conducted to protect the buildings from significant damage from an earthquake, and to reduce this hazard to less than significant.

- A previous investigation of the slope stability and integrity of the retaining wall system was completed by Architectural Resources Group's geotechnical consultant. All recommendations from the consultant determined to be within the scope of this project for repairs to the retaining walls or stabilization of the slopes will be implemented to mitigate against slope failures from seismic or other causes.

b) The soil types underlying the Immigration Station have a very high erosion hazard rating (USDA, 1985). These soils are rated severe for recreational and building development. Substantial soil erosion can occur during grading, trenching, or other ground-disturbing activities, especially on the steep slopes. Substantial soil erosion and loss of topsoil can be less than significant if appropriate Best Management Practices (BMPs) are employed as per Condition Geo-1 below. A Stormwater Pollution Prevention Plan (SWPPP) is not required for this project because it does not involve an acre or more of ground disturbance.

CONDITION GEO-1: EROSION CONTROL BMPS

- In order to protect against soil erosion and soil loss, the use of Best Management Practices (BMPs) will be implemented for this project. BMPs must include, but need not be limited to, the following procedures: If construction activities extend into the rainy season or if an unseasonal storm is anticipated, then proper winterizing procedures shall be employed. Acceptable winterizing BMPs include covering stockpiled soil with tarps, constructing silt fences, straw bale barriers, fiber rolls, or other structures around stockpiled soil and around graded areas.

- During the construction process, loss of soil shall be minimized by surrounding the work site with silt fences, straw bales, fiber rolls, or other erosion control devices. Graded areas and areas of fill must be compacted as soon as feasible to minimize erosion. Temporary revegetation or geotextiles, fiber mats, or other techniques may be employed to reduce soil loss. If water is added to the soils during compaction or other construction work, the amount must be limited to prevent water and soil runoff. Post-construction revegetation and other long-term soil erosion controls procedures must be included as part of the project plan.

- Acceptable BMPs are available in the California Stormwater Quality Association's *Stormwater Best Management Practices Handbook - Construction*, available on the web at: www.cabmphandbooks.com.

c) The underlying soils and geologic units are not stable with respect to landsliding in some

areas of the Immigration Station. Landslides and slope failures, often associated with seepage areas (springs), have occurred on the steep slopes at the Immigration Station, based on accounts during the construction of the buildings (Davison, 2001). Specific areas are the slope behind the Central Heating Plant, the retaining wall area on the west side of the Administration Building, the oversteepened slope in front of the hospital, and in the vicinity of the cottages.

A geotechnical investigation was conducted in 2003 (Olivia Chen Consultants) as part of a separate Immigration Station stabilization project. The results are discussed in the above Environmental Setting section. The geotechnical report concludes that the area of the Hospital Building is currently stable and should remain so as long as surface water runoff is channeled properly away from the building.

CONDITION GEO-2: SLOPE STABILITY AND DRAINAGE
• Implementation of the recommendations from the Geotechnical Investigation Report (Olivia Chen Consultants, 2003) concerning slope stability and drainage determined to be within the scope of this project will be applied. These recommendations include repair of some of the existing retaining walls, cleaning of existing weep holes (holes integrated into the design of retaining walls to allow escape of water), adding additional weep holes and redirection of stormwater runoff from buildings and surface gutters.

d) No expansive soils are known to occur in the Immigration Station area. Only one soil sample with a moderate expansion value was detected near the Detention Barracks (Olivia Chen Consultants, 2003). The Tocaloma-McMullin soil complex has a low shrink-swell potential (USDA, 1985). A low shrink-swell potential indicates an expansion index of 21 to 50, resulting in a low potential for volume change, as indicated in Table 18-I-B of the 1997 Uniform Building Code. No impact.

e) The Hospital Building rehabilitation project at the Immigration Station does not involve the installation of a septic system and leach fields, so there is no impact to site soils at the project site. The final disposition of the sewage and other waste from the rehabilitated building may impact another area of the park and an existing leach field. Implementation of Condition Geo-3 below will reduce the potential for impacts from the project to a less than significant level.

CONDITION GEO-3: WASTEWATER TREATMENT
• The project plans must show that the existing available sewage treatment system can accommodate the input from the rehabilitated Hospital Building and any other potential sources of wastewater.

f) No known unique geologic or paleontologic feature will be destroyed as part of this project, therefore there is no impact.

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VII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

Hazardous Materials

The Angel Island Immigration Station buildings, including the Hospital Building, were constructed in the early 1900s and have undergone numerous modifications and upgrades since that time. Abandonment of most of the buildings after the close of World War II (1946) has allowed significant deterioration to occur. These buildings are known to contain lead-bearing paints, asbestos, and may contain areas contaminated with fuel oil and incinerator residue. Other potential hazards include rodent and bird excrement and possible toxic molds.

A hazardous materials investigation of the Hospital Building was conducted in 2001 (Harding ESE, 2001). The results of the investigation identified asbestos-containing materials within the heating system insulation and the roofing materials (tar, felt, and gravel top coat). Lead was detected in 38 of 40 individual samples and in two bulk paint chip samples. Lead is assumed present in all surface coatings and ceramic tiles. A plan view drawing of the hospital shows an 80-gallon boiler in Room 110. TN Associates (2002) concluded a fuel tank was likely associated with the boiler. A cap marked with the letter "F" was observed at the southwest corner of the Hospital Building and is the likely location of the fuel tank. However, subsequent investigation did not locate an underground storage tank and no further action was recommended. Biological hazards in the Hospital Building include significant amounts of rodent and bird excrement.

Schools and Airports

There are no schools or airports located on Angel Island. The nearest school to the project site is Reed Elementary, located approximately two miles northwest in Tiburon (Yahoo Maps, 2005). The closest airport is Oakland International, located approximately 17 miles to the southeast in Oakland.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to	☐	☐	☐	☒

	Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?				
e)	Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

DISCUSSION

a, b) Construction activities (grading, trenching for utilities, structure repairs) may require the use of potentially hazardous materials such as fuels, oils, and solvents. These materials are used for generators, excavation equipment, and other vehicles and would be present in containers engineered for safe storage. Large quantities would not be stored at the construction site. Spills, upsets, or other construction-related accidents could result in a release of fuels or other hazardous materials into the environment.

The potential for exposure of workers to hazardous substances may occur during the ongoing restoration process. The use of paint strippers and other solvents and chemicals may pose a human health risk or a risk to the environment in case of a spill or other accident. In addition, workers could be exposed to biological hazards such as rodent or bird excrement, and possible toxic molds. The risk can be reduced to less than significant by following proper use and disposal as designated in the proposed Health and Safety Plan/Spill Prevention Plan.

The restoration project will generate potentially hazardous waste consisting of lead-based paint, asbestos, and biological hazards. The project scope must provide for proper on-site handling, storage and transport with manifests to a designated offsite disposal site, as described in the Harding ESE report. With the implementation of Condition Hazmat-1 below, the potential for impacts from this project will be reduced to less than significant.

CONDITION HAZMAT-1

- A Spill Prevention Plan will be in place during construction to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. Applicable Best Management Practices (BMPs) for spill prevention and cleanup and handling of hazardous materials can be found in the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction, available on the web at www.cabmphandbooks.com. Some of the applicable BMPs with referenced numbers are below:
  - All equipment will be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from Park premises (BMP NS-10).
  - The contractor(s) will prepare an emergency spill response plan (see BMP WM-4) prior to the start of construction and maintain a spill kit on-site throughout the duration of the project. This plan would include a map that delineates construction staging or storage areas, where refueling, lubrication, and maintenance of equipment may occur. In the event of any spill or release of any chemical in any physical form on or immediately adjacent to Angel Island SP during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager or supervisor).
  - Equipment will be cleaned, repaired (other than emergency repairs), and fueled outside park boundaries, whenever possible. Contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries at a lawfully authorized destination (see BMPs NS-8 to -10).
  - Procedures for the proper storage, use, and disposal of any solvents or other chemicals used in the restoration process will be established as part of the Spill Prevention Plan (see BMPs WM-1 and WM-2). This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. Material Safety Data Sheets for all chemicals will be available at the job site.
  - The Health and Safety Plan/Spill Prevention Plan and the project scope must contain procedures for storage, transport, and disposal of any nonhazardous or hazardous waste generated as part of the restoration process (both materials removed from the buildings and any chemicals used in the process). Refer to BMPs WM-5 and WM-6 in the Stormwater BMP Manual.
  - Building demolition or rehabilitation activities that will disturb friable asbestos-containing material (ACM) or render nonfriable ACM friable must be preceded by removal and disposal of affected ACM only by qualified personnel in compliance with all state, federal, and local regulations (8 CCR 1529, CHSC 25915-25919.7, and Bay Area Air Quality Management District Regulation 11, Rule 2). Disturbance, handling, and disposal of lead containing paints or other materials must be done in accordance with applicable state, federal, and local regulations (8 CCR 1532.1 and 17 CCR 35001-36100) (Harding ESE, 2001).

CONDITION HAZMAT-1, CONT.

- Rodent excrement has been linked to arenaviruses and Hantavirus illnesses. Bird droppings have been linked to histoplasmosis and diseases associated with the pathogens *Cryptococcus neoformans* and *Chlamydia psittaci.* Employees performing cleanup should be advised of the hazards and use appropriate personal protective

equipment and safe work practices to prevent exposure to pathogens (Harding ESE, 2001).

c) There are no schools or proposed schools within one-quarter mile of the project site. Therefore, there is no impact due to this project.

d) The Immigration Station at Angel Island SP is not included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code §65962.5. Therefore, no impact would occur due to project development.

e, f) Angel Island is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.

g) All construction and restoration activities associated with the project would occur within the boundaries of Angel Island SP and will therefore not restrict access to or block any public road. No anticipated work should interfere with any emergency response plans or emergency evacuation plans. Therefore, the impact of this project on an emergency response or evacuation plan would be less than significant.

h) The Hospital Building site is located adjacent to grassy and wooded slopes that may pose a fire hazard. Annual grasses can become flammable during the dry season (June-October). Heavy equipment, if used on or driven across any flammable areas, may cause a fire due to improper exhaust systems or by the creation of sparks from the friction of metal parts on rock or other hard surfaces. Restoration work on or in the buildings may involve the use of volatile, flammable substances. Improper use, storage, or disposal of these materials could result in a fire. Implementation of Condition Hazmat-2 below would reduce the potential for adverse impacts from this project to a less than significant level.

CONDITION HAZMAT-2

- A Health and Safety Plan will be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire would be included such as, but not limited to, those discussed below:
  - Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers would be required for all heavy equipment.
  - Construction crews would be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment would be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.
  - The Health and Safety Plan will provide guidelines for the proper use, storage, and disposal of any flammable materials used inside and outside the buildings during the restoration work.
  - Park staff would be required to have a State Park radio on site, which allows direct contact to firefighting staff on the Island. Fire suppression equipment will be available on park grounds and fire hydrants are located near the Immigration Station. Prior to commencement of work, the fire hydrants will be tested to ascertain which ones are functional.

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VIII. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

Watershed

Angel Island is surrounded by the waters of San Francisco Bay. The watershed for the entire Island is approximately one square mile in area (740 acres). Small stream channels radiate in all directions from the central peak of Mt. Livermore. The area occupied by the Immigration Station originally contained a small ephemeral drainage, as shown on a 1906 topographic map. The water was apparently diverted above the Immigration Station, captured in a large 200,000-gallon circular underground reservoir (East Reservoir) and the overflow piped to a discharge point on the beach. A portion of the original stream channel was routed in a culvert (presently nonfunctioning) under the area known as the "Natural Way" or "Tar Path". (Davison, 2001). The reservoir was later expanded to hold 300,000 gallons.

To the west of the ephemeral drainage, another reservoir (10,000 gallons) was constructed over the area of a spring (Davison, 2001). This spring is located near the northwest corner of the detention barracks. Water is evident on the surface and the area supports wetland vegetation.

Flooding

Pursuant to the National Flood Insurance Program, the Federal Emergency Management Agency (FEMA) develops flood risk data for use in insurance rating and floodplain management. According to FEMA data, the project site would not be located in a 100-year floodplain (FEMA 2002).

Water Quality

The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) regulates water quality in the watersheds that include the Park and provides water quality standards and management criteria as required by the Clean Water Act. These standards and criteria are presented in the 1995 Water Quality Control Plan (Basin Plan) for the San Francisco Bay Region. The small ephemeral streams on Angel Island have no designated beneficial uses or established water quality standards, so the SFBRWQCB has generally characterized the waters of the project site as Surface - Coastal waters within the Central Basin. Some of the significant beneficial uses summarized for coastal waters include freshwater habitat, estuarine habitat, marine habitat, fishing, and contact and non-contact water recreation.

Water Supply

Fresh water on the Island is available from groundwater and spring sources. The supply for the Park is currently obtained from three active groundwater wells. An additional well and two springs are also available to supply water, if needed (Franco, 2002). Four primary storage reservoirs hold over 1.2 million gallons. Water supply for the Immigration Station is currently provided from the Angel Island system.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☐	☒
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☐	☒	☐
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

DISCUSSION

a) The potential exists during grading and excavation to create a release of sediment to nearby storm drains, ditches, and ultimately to San Francisco Bay. The project will be in compliance with all applicable water quality standards and waste discharge requirements specified in the Basin Plan (1995). Implementation of Condition Hydro-1 below will reduce any risks to less than significant:

CONDITION HYDRO-1
• Use appropriate BMPs (see Geology section, Condition Geo-1) to control or prevent soil erosion and siltation from areas of ground disturbance generated as part of this project. • Prepare and implement a Spill Prevention Plan (see Hazards section) to protect against any spills of vehicle fluids or other potential contaminants used or generated as part of this project.

b) This project will not result in an impact to groundwater supplies. Water application may be required during construction activities (e.g., for dust control), but this demand would be minor and temporary, and would not substantially or permanently affect the groundwater level. A small increase in water usage will occur when the facility is upgraded and bathrooms are added. This would not result in a substantial impact to the Park's water supply or the groundwater resource. Less than significant impact.

c) This project should not substantially alter the existing drainage pattern in a manner that would result in substantial on- or off-site erosion or siltation. The natural drainage pattern at the Immigration Station site has already been substantially altered during the construction of the buildings. Implementation of BMPs to prevent soil runoff and siltation will prevent or reduce any soil erosion loss. Less than significant impact.

d) The project should not substantially alter the drainage pattern of the area in a manner that would increase the risk of on- or off-site flooding, provided proper engineering design is followed with respect to repair of building gutters and routing of stormwater runoff. The results of the Architectural Resource Group's drainage study will be used to assess historic and current drainage pathways, to determine problem areas, and to repair those problems determined to be within the scope of this project. Some change in flow paths will occur during restoration, as the building gutters, downspouts, and concrete surface gutters (v-ditches) are repaired and flow is redirected. Less than significant impact.

e) The amount of surface water runoff may be increased as more water is diverted to gutters instead of infiltrating to the ground. Restoration of historical paved areas will also increase the surface water runoff, if the paving is nonporous. A review of the existing storm water system is planned to determine that it is adequate to handle anticipated flows. No new sources of polluted runoff will be created by this project. Less than significant impact.

f) The potential exists to degrade water quality in San Francisco Bay if soil erosion and runoff problems are created by this project. The use of soil and erosion control BMPs, as well as the implementation of a Spill Prevention Plan will prevent or decrease any impacts to water quality. Less than significant impact.

g) This project does not include the construction of housing and is not located within a 100-year floodplain, as delineated on the FEMA floodplain map (FEMA, 2002). Therefore, there is no impact from this project.

h) This project will not place structures that could impede or redirect flood flows within a 100-

year floodplain (FEMA, 2002). Therefore, there is no impact from this project.

i) This project will not expose people or property to any increased risk from flooding, including flooding from the failure of a dam or levee. There are no dams or levees within the project boundaries. A slight risk to the public and to property could result if the large 300,000-gallon reservoir is used for water storage and there is a failure of the reservoir. If the reservoir is restored for use, it will need to meet current seismic and other applicable building codes.

j) A slight increased risk to the public or to property from a landslide may occur if substantial vegetation is removed from the steep slopes behind the Immigration Station buildings. Landslides and small slope failures have occurred historically at this site from its first construction and numerous retaining walls were installed to hold back the steep slopes. Some of these retaining walls are damaged and are slated for repair. More recent slope failures have occurred on the Island, some in areas where non-native eucalyptus trees were removed from steep slopes. ARG has conducted a slope stability and drainage analysis at the Immigration Station area. This will include assessment of and recommendations for any repair of the retaining wall systems.

The Immigration Station area may also be susceptible to tsunamis, though the Hospital Building site itself sits at an elevation of 56 to 76 feet above mean sea level and would not be affected. Highest recorded wave run-up in San Francisco Bay was 15 feet after the 1868 magnitude 7.0 earthquake on the Hayward fault (Humboldt State University, 2005).

IX. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

Angel Island SP is located in the incorporated Town of Tiburon in Marin County and is zoned Public/Quasipublic under the Town's 1990 zoning map. However, in the Town's 2005 General Plan, the land use has been designated Park and Recreation, and the zoning will be changed to reflect this (Town of Tiburon, 2005; Anderson, 2005). The project is consistent with the General Plan of the Town of Tiburon. This project is consistent with the following specific policies:

- ***PR-15:*** The Town shall cooperate with the California Department of Parks and Recreation to ensure that Angel Island remains a unique state resource and that the village-like character of Downtown Tiburon is protected.
- ***PR-16:*** The Town shall facilitate a positive, mutually beneficial relationship between the Angel Island administration and the Tiburon community. (Town of Tiburon, 2005, p. 8-8)
- **LU-40:** The Town shall encourage the state to manage Angel Island State Park in a way that protects the natural character and preserves the historic resources of the island. (Town of Tiburon, 2005, p. 2-21)
- **OSC-47:** The Town shall protect significant geological, ecological, archaeological and paleontological resources and historic sites.
- **OSC-48:** The Town shall strive to preserve and protect structures and properties which have historical, cultural, aesthetic or other special character or interest to the Town. (Town of Tiburon, 2005, p. 3-21)

The Angel Island SP General Development Plan (DPR, 1979) defines general use within the park, including the proposed project site, which is designated as "developed day use area." Current use of park lands within the general vicinity of the project site include primarily passive recreational activities, such as touring the historic facilities, hiking, bicycling, picnicking, boating, and limited environmental camping. The General Development Plan sets an allowable use for the project area as "moderate use intensity," which allows for usage of five to 15 people per acre. (DPR 1979, pp. 45-47)

The goals of this project are consistent with several key objectives of the Angel Island SP General Development Plan, including:

> Resource Objectives
> 1. To preserve and perpetuate the history of Angel Island, through reconstructing, restoring, maintaining or stabilizing, and interpreting the historic cultural developments found on the island. (p. 18)

The Hospital Building is currently closed to the public. At the time the Angel Island SP General Development Plan was adopted, the building was described as of only "tertiary interpretive significance," and was slated to receive preservation treatment, but due to its poor condition, it was not anticipated to be opened to the public (DPR, 1979, p. 59). The General Development Plan does indicate, however, that the Immigration Station area (North Basin) should include a house museum and visitor information center (DPR, 1979, p. 51). However, the Angel Island Immigration Station Master Plan calls not only for rehabilitation of the Hospital Building, but also

for it to provide “interpretive, assembly, administrative, visitor services.” (DPR, 2003, pp. 50, 55-56.) While the project is consistent with these planning documents, DPR will amend the existing general development plan to allow for public access and appropriate adaptive use of the structure.

The Immigration Station area is registered as both a State and National Historic Landmark, and is part of the Angel Island Immigration Station National Historic Landmark District.

All construction activities associated with the project would occur within the boundaries of Angel Island SP, and generally be limited to the vicinity of China Cove. The park is wholly owned and operated (with the exception of authorized concessionaires and the U.S. Coast Guard facilities) by California State Parks.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

DISCUSSION

a) The project is within the Angel Island SP and Immigration Station National Historic Landmark District. The Hospital Building is an existing structure, occupying a permanent location. The project would add no additional structures, barriers, or elements that would divide or interfere with the established Historic District. There is no surrounding community, with the exception of a limited number of park employee residences. No impact.

b) This project is consistent with local land use plans, policies, and regulations, including the Town of Tiburon General Plan. Work proposed for this project is in compliance with PRC §5002.2(c), and, with certification of this Mitigated Negative Declaration, would be in compliance with CEQA. While the General Development Plan for the Park indicated that the Hospital Building would remain closed to the public, this project is consistent with the subsequent Angel Island Immigration Station Master Plan. The General Development Plan is being amended to allow for public access and appropriate adaptive uses. Rehabilitation and use will provide a higher level of protection of this historic building. No impact

c) There are no applicable habitat conservation plans or natural community conservation plans for the project area. No impact.

X. MINERALS.

ENVIRONMENTAL SETTING

Mineral resources on Angel Island include sandstone, greenstone (metamorphosed basalt) and serpentine. Sandstone was mined at Quarry Point (East Garrison) and used for building stone in the Bay Area during the 1800s. The U.S. Army, during its occupation, developed a quarry in serpentine near Battery Drew. The serpentine was used for road base aggregate, but was found to be too soft and unsuitable for this purpose (Schlocker, 1958). Serpentine may contain asbestos minerals, but there have been no known reports of asbestos in the serpentine rocks on the Island. A quarry in basalt (or greenstone) was developed on the slope to the south of the Immigration Station (Wahrhaftig, 1984).

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

DISCUSSION

a) Angel Island still contains mineral resources, as discussed above. However, the classification of the area as a State Park precludes any mining. Therefore, there is a less than significant impact due to this project.

b) There are no known areas on Angel Island that are classified by the California Geological Survey as Mineral Resource Areas. Therefore no impact will occur as a result of this project.

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XI. NOISE.

ENVIRONMENTAL SETTING

Although physically isolated by the Bay waters, the Island is considered part of the Town of Tiburon, a metropolitan area located on the mainland one mile to the northwest, across Raccoon Strait. Large cities surround the Island in almost every direction; San Francisco is approximately four miles to the southwest; and Berkeley is approximately seven miles to the southeast.

According to the Town of Tiburon General Plan (Town of Tiburon, 2005), vehicle traffic is the primary source of noise in the town with the highest noise levels occurring along Highway 101 and Tiburon Boulevard. Angel Island SP is located in San Francisco Bay, one mile east of the Tiburon Peninsula and three miles north of San Francisco. Access to Angel Island is by private boat or by commercial ferry that dock at Ayala Cove, just over a mile from the project site. Vehicles on the Island are limited to State Park maintenance vehicles and vehicles reserved for mass movement of visitors.

Land uses with residences, hospitals, libraries, churches, recreation areas, and other similar uses are generally considered to be sensitive to noise. A church is present on the Island; however, it is located approximately a quarter mile away adjacent to park staff housing. The Coast Guard Stations are approximately one mile and two miles, respectively, from the project site. While the Town of Tiburon does not have a noise ordinance, the General Plan Noise Element does provide some guidance regarding noise issues.

Relevant noise policies include:

- Noise Policy N-10: “Standard quiet construction methods shall be used where feasible and when construction activities take place within 500 feet of noise sensitive areas.”
- Noise Policy N-3 states: “Environmental reviews (environmental impact reports, initial studies/negative declarations) of projects within the Tiburon Planning Area will be required to, where appropriate, include an acoustical analysis of the project’s potential to cause a noise impact.” (Town of Tiburon, 2005, pp. 7-1 through 7-4.)

The project site is located on the east side of the Island at the North Garrison. When complete, the rehabilitated Hospital Building will include space for a house museum, interpretive center, library, assembly area, genealogical research facility, and an administrative center for the Immigration Station.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☐	☐	☐	☒
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☐	☐	☒	☐
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

DISCUSSION

a) Construction noise levels at or near the project area will fluctuate, depending on the type and number of construction pieces of equipment operating at any given time. No noise ordinances are applicable to this area and there are no noise-sensitive land uses located in the vicinity of the project (a church and employee housing are located approximately a quarter mile away and Coast Guard Stations are over a mile away) site that will be affected substantially by the proposed construction-related activities.

Since the project does not take place within 500 feet of any sensitive receptors, the project is consistent with Noise Policy N-10 of the Town of Tiburon General Plan. In addition, the project site is not located near sensitive land uses or receptors and there will be no increase in noise levels once construction is complete, therefore an acoustical analysis of the project is not appropriate.

Although there are no human sensitive land uses or receptors, specific construction activities being performed would result in short-term (temporary) increases in ambient noise levels and could result in speech interference near the project site and a potential increase in annoyance to park visitors. However, visitation to the park is a discretionary act and park visitors will have the option of visiting other day use areas within the Park during construction. Integration of into the project will reduce any potential construction noise impacts to a less than significant level.

NOISE CONDITION-1
• Construction activities will generally be limited to the hours between 7 a.m. and 6 p.m., daily and on holidays. (Day use visitors do not have access to the Island until 10 a.m.) • Internal combustion engines used for any purpose at the job site will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary. • Stationary noise sources and staging areas will be located as far from visitors as possible. If they must be located near visitors, stationary noise sources will be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.

b) Construction activity will not involve the use of explosives, pile driving, or other intensive construction techniques that could generate significant groundborne vibrations or noise levels. However, minor vibration immediately adjacent to excavating equipment will occur on a short-term basis during construction. Exposure of people to excessive groundborne vibration or noise generated by the project will have a less than significant impact.

c) Project-related noise will only occur during actual construction. Once construction is completed, all noise-generating equipment will be removed from the site. Furthermore, the project will not create any source that will contribute to a substantial permanent increase in ambient noise levels in the vicinity of the project. No impact.

d) See Discussion XI(a) above. Implementation of Noise Condition-1 above will reduce any potential impacts to a less than significant level.

e, f) Angel Island is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Therefore, no impact will occur as a result of the construction phase or the program implementation phase of this project.

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XIII. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

Located in the San Francisco Bay, Angel Island rests approximately one mile southeast of the Tiburon peninsula and three miles north of San Francisco. The Hospital Building project site is located at the Immigration Station. Visitors access the Island via commercial ferry from different starting points around the Bay. Once on the Island, the Immigration Station can be reached by bicycle, hiking trails, or tram.

California State Park Rangers are peace officers and provide law enforcement on the Island. If necessary, Tiburon Police and Marin County Sheriffs are available for back up.

Resident State Park staff provides the first response to fire with on-island pumpers. Marin County Fire Department provides initial response and incident command with the California Department of Forestry (CDF) available with air support and inmate crews as needed. Additional mainland-based fire fighting equipment and crews can be brought to the Island by boat. Response time for any of these options is a minimum of 90 minutes.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

DISCUSSION

a) Alterations to Angel Island SP Hospital Building are designed to stabilize, restore, and preserve existing facilities. None of the project elements are expected to contribute to a significant increase in the overall visitation to the Island and the level of required services is expected to remain relatively static. However, use of construction equipment around flammable annual grasses in the staging and construction area(s) present an increased fire risk that could result in additional demands on DPR fire response teams. Any impact on service would be temporary and nothing in the project scope would contribute to the need for an increase in the level of public services. Conditions of the project outlined in the Hazards section (Chapter III, Section VII,

Discussion h) will ensure impacts from the project are less than significant. DPR staff would have park radios on site at all times to ensure immediate direct contact to fire dispatchers and crews. All heavy equipment and service vehicles would be required to carry a fire extinguisher and hand tools. The project would have a less than significant impact on fire protection.

As noted in the Environmental Setting above, Angel Island SP maintains Ranger police protection year-round, with primary patrols in camping and public use areas. No additional demands on law enforcement are expected as a result of this project.

No schools exist within or adjacent to the project area. No changes would occur that would effect existing schools or require additional schools or school personnel. No impact.

No public use areas would be closed as a result of this project, although access to the Hospital Building area may be restricted during certain phases of the project. However, the project area is only a small portion of the park, with multiple alternatives for visitors unable to visit the area. Angel Island SP is a destination park and, as such, has limited impact on park usage in adjacent, land-based communities. No other parks in surrounding areas should show a related increase in use. No adverse impact would occur at Angel Island SP or any other public facilities as a result of this project.

The project, as a whole, or in part, would have a less than significant effect on any public services.

XII. POPULATION AND HOUSING.

ENVIRONMENTAL SETTING

The Immigration Station project site is located on the northeast shore of Angel Island, in San Francisco Bay. The Park boundaries encompasses most of the Island, except for two Coast Guard Stations, located at Point Blunt on the west side of the Island and Point Stuart, on the east side of the Island. Park staff housing is approximately a quarter mile from the project site; the Coast Guard Stations are approximately one mile and two miles, respectively. None of the housing sites are heavily populated (less than 20 people). No residences are located in the project site and none are located within view of the project.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

a, b, c) Work proposed by this project would consist primarily of repair, stabilization, and reconstruction of an existing hospital building. The project would not have a housing component and all work would take place within the confines of the park boundaries, with no additions or changes to the existing local infrastructure. It would neither modify nor displace any existing housing and would displace no one, either temporarily or permanently. Therefore, it would have no impact on population growth or housing in the area.

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XIV. RECREATION.

ENVIRONMENTAL SETTING

Angel Island SP has been set aside to protect the natural and cultural resources on the Island and provide recreational opportunities for the citizens of California. Over 13 miles of foot trails and eight miles of roadway circle the Island, providing opportunities for biking and hiking. Additionally, the park offers nine environmental campsites, with up to eight people allowed at each site; benches and picnic tables are also available at various locations around the Island. This project would be conducted on the northeast side of the Island, within the boundaries of the Immigration Station Area, a historical setting with educational and interpretive programs and passive recreational uses.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

DISCUSSION

a) No additional structures or attractions would be added that would substantially increase visitation or demands to this or any other park or recreational facility in the area. No impact.

b) The project would preserve, restore and stabilize a key historic building of the Angel Island Immigration Station. The facility would be safer and more accessible. Future visitor use of the facility may occur, but overall Island visitation is not expected to increase significantly. The facility would be designed to accommodate the current peak level of use and should not significantly impact park resources. The project would correct the subsurface drainage problems, but would not include the construction of new recreational facilities or expansion of existing ones in a manner that would result in an adverse physical effect on the environment. Less than significant impact.

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XV. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

Angel lsland SP is located in San Francisco Bay and is considered part of the Town of Tiburon, a peninsula city one mile northwest of the Island. Because there are no bridges connecting Angel lsland to the mainland; the Island is dependent on transportation via water. The majority of visitors access the Island by a commercial ferry that docks at Ayala Cove just over a mile from the project site. Commercial carriers bear the major responsibility of providing transportation services for the Island, with mainland ferry terminals located around the Bay. During the peak use months, ferries operate on a limited schedule during weekdays, but hourly on the weekends. The winter schedule is restricted. The Coast Guard Stations maintain their own docks; however, these are not open to the public. A limited number of private boaters have access to the Island and also dock at Ayala Cove.

Once on the Island, visitors have the option of hiking, biking, or using the on-island tram that runs regularly along the Perimeter Road during the peak season. Motorized vehicles are not allowed on the Island except for vehicles used for state business and vehicles associated with the mass transport of visitors. Visitors do not bring personal vehicles onto the lsland without special authorization.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

DISCUSSION

a) Angel Island has a self-contained traffic system, with limited motorized transport anywhere on the Island. As noted in the Environmental Setting above, there is no bridge between the Island and mainland areas, and both visitors and residents arrive and depart by boat or ferry. Visitors do not bring personal vehicles onto the Island without special authorization. All construction activities associated with the project will occur within the Immigration Station area on Angel Island SP. Although the immediate construction area will be fenced to prevent public access, work will not restrict access to or block any public road.

   Some of the vehicles that will be used during the construction are already on the Island for other maintenance and construction projects; however, a small number of specialized vehicles, equipment, and delivery trucks will be transported from the mainland. Due to the logistics and the expense of transporting construction equipment by public ferry or by contracted water transport, most equipment and vehicles will remain on the Island for the duration of the project. Transport will be scheduled during off-peak hours, limiting the impact to regularly scheduled ferry traffic and docking facilities. Therefore, the project will result in a less than significant impact.

b) The 2003 Marin County Congestion Management Program (CMP) was adopted in January 2004. Roads in the Planning Area that are part of the CMP are Tiburon Boulevard and U.S. Highway 101. Although these roads are included in the Plan; no Marin County jurisdiction is considered out of conformance with the CMP. No impact.

c) Angel Island is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Nor does the Island serve as an established reporting point for air traffic in the area. Nothing in the proposed project will affect or change existing air traffic patterns in the area. No impact.

d) The proposed project rehabilitates a deteriorating Hospital Building at the Immigration Station. Nothing in the project's design, implementation, or the intended use of the site following completion of construction will increase traffic or transportation hazards on the Island. No impact.

e) All construction activities associated with the project will occur within the vicinity of the Hospital Building within the boundaries of the Immigration Station, except for the transport of vehicles and equipment to and from the dock; work will not restrict access to or block any public road. State Park personnel provide the first response to fire with on-island pumpers. Except for the specific area under construction, public areas around the Hospital Building and Immigration Station will remain open and minimum access requirements for emergency response vehicles will be maintained at all times. Therefore, the impact of this project on emergency access and response will be less than significant.

f) Visitor vehicles are not transported onto the Island without special authorization; public parking facilities do not currently exist and are not included in the proposed design for the

facilities. Adequate parking is available for authorized park vehicles and bicycles; specific staging areas will be established for temporary construction vehicles. No impact.

g) There are no policies, plans, or programs supporting alternative transportation that apply to the project or project area. No impact.

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XVI. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

Situated one mile southeast of the Tiburon Peninsula and three miles north of San Francisco, Angel lsland SP is a square mile of relatively undeveloped land, surrounded by the waters of San Francisco Bay. The proposed project is located at the Hospital Building at the Immigration Station on the northeast side of the Island.

Surface water is supplied to the project area by precipitation, runoff during storm events, and irrigation; irrigation and potable water is supplied to the proposed project area by DPR-owned and maintained wells. Electricity and phone service is provided via a submarine cable to the Tiburon Peninsula. Garbage is collected in a garbage packer on the lsland and transported via boat to the Redwood Landfill in Marin. Sewage treatment is provided by existing septic systems and a wastewater treatment plant on the Island operated by park personnel. The wastewater treatment plant has recently been redesigned and replaced (2002) to operate and meet all environmental quality standards.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	☐ Yes	☒ No		
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	☐ Yes	☒ No		
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☐	☒

DISCUSSION

a) Angel lsland SP is within the jurisdiction of the San Francisco Bay RWQCB (Region 2). The project will be in compliance with all applicable water quality standards and waste discharge requirements. No impact.

b) As noted in the Environmental Setting above, water for the park is supplied from DPR-owned water supplies. The proposed project rehabilitates the existing Hospital Building for adaptive uses; the project will have no impact on public water or wastewater treatment facilities. No impact.

c) This project will not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. The project proposes to install a new subsurface drainage system around the structure to alleviate water problems that are contributing to the failure of the building's foundations. This drainage system will connect to an existing storm drainage storage system rehabilitated during a separate Immigration Station Area Rehabilitation project. No impact.

d) As indicated in the Environmental Setting above, potable water is supplied for both the construction site, and the park in general, from DPR owned and controlled private water supplies. Current supplies are adequate for existing demands and the minimal additional demands associated with the proposed construction work and proposed uses for the rehabilitated structure. Less than significant impact.

e, f) Wastewater treatment services are provided by DPR personnel with DPR-owned facilities. The proposed work will not significantly increase the park's wastewater or solid waste disposal needs; therefore, this project will have no impact.

g) The proposed project will comply with all federal, state, and local statutes and regulations as they relate to solid waste. No impact.

CHAPTER 4: MANDATORY FINDINGS OF SIGNIFICANCE

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	☐	☒	☐	☐
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	☐	☒	☐	☐
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	☐	☒	☐	☐

DISCUSSION

a) The proposed project was evaluated for potential significant adverse impacts to the natural environment and its plant and animal communities. It has been determined that the proposed project has the potential to temporarily degrade the quality of the environment by disrupting established drainage patterns; temporarily increasing siltation, directional runoff, and erosion; and degrading water quality. However, full implementation of all mitigation measures, conditions, and constraints incorporated into this project would avoid or reduce these potential impacts to a less than significant level.

b) The proposed project was evaluated for potential significant adverse impacts to the cultural resources of the Immigration Station. It has been determined that much of the work proposed in this project would have the potential to cause a significant adverse impact to the historic fabric and/or significance of the historic buildings. Significant impacts to archaeological resources would be less likely. However, full implementation of all mitigation measures, conditions, and constraints incorporated into this project would reduce those impacts, both individually and cumulatively, to a less than significant level.

c) DPR often has other smaller maintenance programs and rehabilitation projects planned for a park unit, and would like to do additional repairs and restoration to the Immigration Station and other historic buildings within the park. However, no additional restoration work is planned for this site in the foreseeable future; only general maintenance work would occur

once this project is complete. Impacts from these projects, along with other environmental issues addressed in this evaluation, would not overlap in such a way as to result in cumulative impacts that are greater than the sum of the parts. Full implementation of all mitigation measures, conditions, and constraints incorporated into this project would reduce all impacts to a less than significant level.

d) Most project-related environmental effects have been determined to pose a less than significant impact on humans. However, possible impacts from construction emissions (Air Quality), exposure to risks related to earthquakes and unstable soils (Geology and Soils), accidents, fire, and hazardous materials (Hazards and Hazardous Waste), flooding (Hydrology and Water Quality), and Noise, though temporary in nature, have the potential to result in significant adverse effects on humans. These potentially significant adverse impacts would be reduced to a less than significant level when all mitigation measures, conditions, and constraints incorporated into this project are fully implemented.

CHAPTER 5: SUMMARY OF MITIGATION MEASURES AND PROJECT CONDITIONS

CONDITION AIR-1

- All active construction areas will be watered at least twice daily during dry, dusty conditions.
- All trucks hauling soil, sand, or other loose materials on public roads (both on the Island and off) will be covered or required to maintain at least two feet of freeboard.
- All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements.
- Excavation and grading activities will be suspended when sustained winds exceed 25 mph, instantaneous gusts exceed 35 mph within the project area (China Cove is sheltered from strong, northwest winds), or dust from construction might obscure driver visibility on public roads.
- Earth or other material that has been transported onto paved streets (on the Island and off) by trucks, construction equipment, erosion, or other project-related activity will be promptly removed.

AVOIDANCE MEASURE BIO-1: NESTING RAPTORS

- A focused survey for raptor nests will be conducted by a DPR-qualified biologist during the nesting season (February 1 to August 31) to identify active nests within 500 feet of the project area. The survey will be conducted no less than 14 days and no more than 30 days prior to the beginning of construction.
- If nesting raptors are found within 500 feet of the project area, no construction will occur within the buffer area of 500 feet from the nest during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist), unless otherwise negotiated with the California Department of Fish and Game.

AVOIDANCE MEASURE BIO-2: SENSITIVE AND MIGRATORY BIRD SPECIES

- If construction-related activities are scheduled to begin during the nesting season of February 1 to August 31, a DPR-qualified biologist will conduct a survey for nesting bird species no more than 14 days prior to commencement of construction to ensure that no nesting birds will be impacted by the project. The survey area will include the project site and a 100-foot buffer zone around it.
- If active nests are located, no construction will occur within 100 feet of the nests during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist) or as otherwise negotiated with the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service on a case-by-case basis.

CULTURAL RESOURCE MITIGATION CULT-1: SIGNIFICANT AND HISTORICALLY IMPORTANT FEATURES

- Before preliminary and working drawings are completed, alternatives need to be explored and acted on to the extent possible to decrease the negative impacts on the building.
- Since this is a National Historic Landmark, NSC, the district, and CRD's (division) historians must comment on the plans at both the preliminary and construction drawings phase of the project. In addition, they must also have input into preliminary discussions of the scope and direction of this project.

- The proposed uses of the interior spaces in the hospital must be secondary to the preservation and restoration of the significant spaces and features.
- The Cultural Landscape Report outlines a general restoration approach. Features that relate to the primary Immigration Station period of significance may be replaced where appropriate, while those relating to the military POW WWII period should be left in place where appropriate, but not replaced if missing. This approach should guide any decision-making that addresses hospital features, spaces, and components.

CULTURAL RESOURCE MITIGATION CULT-2: INTERIOR PLASTER WITH WRITINGS AND INSCRIPTIONS

- If it is determined that there are additional writings existing in the building, and before preliminary and working drawings are completed, a mitigation/ treatment plan must be drawn up by a qualified architectural conservator. This will include documentation/ recordation of existing inscriptions in the hospital and an approach for conservation and preservation.
- Additional conditions must be incorporated into the construction phase of the project to address writings that are discovered during future work.

CULTURAL RESOURCE MITIGATION CULT-3: ELEVATOR SHAFT

- The design of the new elevator must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, which recommend that this type of modification be designed in a way that minimizes impacts to the historic fabric of the resource.
- Historic walls must be encapsulated with furred-out walls or similar method, where possible, where the elevator will be installed. Any alternative plan must be made with approval of DPR-qualified historian.
- Historic fabric must not be removed unless absolutely necessary in order to install the elevator. All work must be done carefully and neatly so that the elevator can easily be removed (reversed) in the event that the building's use changes over the long-term.
- The unique door to room 212 must be preserved in place or, upon approval by a State Historian, carefully preserved and used as an interpretive artifact to illustrate the World War II use of the Hospital Building.
- Existing conditions of the space where the elevator is to be installed must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.
- The location of the elevator must be approved by a DPR-approved cultural resource specialist. Elevator construction and related demolition must be monitored by a DPR-approved cultural resource specialist.
- The proposed removal of any historic fabric during the installation of the new elevator must be reviewed and approved by a DPR-approved cultural resource specialist, during the Preliminary Plan and Working Drawing Phases, subject to cultural resource specialist inspection during the Construction Phase.

CULTURAL RESOURCE MITIGATION CULT-4: SEISMIC STRENGTHENING AND WOOD REPAIR

- If exterior wooden siding is removed in order to install wood shear panels, removal must be carried out with extreme care so that original siding is not damaged and may be placed back

on the building. If wood siding splits and cracks upon removal, work must stop and removal methods must be re-evaluated and approved by a DPR-qualified state historian.

- Siding must be numbered and replaced in its original location.
- Wholesale removal of interior plaster finishes, especially character-defining coved ceilings, in order to install plywood shear panels (Architectural Resources Group, 2002: Appendix G, 4 & SK 6), must be avoided. A DPR-qualified historian must review and approve plaster removal plan.

CULTURAL RESOURCE MITIGATION CULT-5: EXTERIOR CONCRETE ELEMENTS

- All concrete repairs and replacements must be in-kind to match adjacent materials and design, including the use of river sand in replacement concrete mix if necessary to match historic concrete color.
- Any new feature must by compatible with, but not exactly copy, the historic stairs, paths, and walls. Use of a modern, whiter concrete mix is one possibility. Ramps will be designed and located so that it may not be necessary to permanently remove historic exterior ancillary concrete elements. Any proposed removal of historic elements must by approved by a DPR-qualified historian.

CULTURAL RESOURCE CONDITION CULT-1: SUN PORCHES, HISTORIC FENCING, AND RECREATION YARD

- All work must match historic architectural drawings and photographs.

CULTURAL RESOURCE CONDITION CULT-2: INTERIOR FINISHES AND LIGHTING

- Replace only those sections of wood trim, doors, and staircase elements that are deteriorated beyond repair. Replace in-kind.
- Retain original lath in place wherever possible. Do not substitute modern gypsum wallboard for plastering. Repair before replacing and replace in-kind.
- Surviving lighting fixtures must be restored if at all possible, and placed back in service. Exact replacements may be considered for missing fixtures if they are marked and recorded as replacements. If not exact replacements, new fixtures, including additional fixtures to supplement historic lighting where required to meet code, must be compatible with surviving fixtures and with the look and feel of the historic spaces within the building, or be completely unobtrusive.

CULTURAL RESOURCE CONDITION CULT-3: ABATE HAZARDOUS MATERIALS

- Stabilize and conserve historic magnesite flooring and 3’ resilient flooring. If this treatment is not possible, the flooring must be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3’ strip resilient sheet flooring.

CULTURAL RESOURCE CONDITION CULT-4: MECHANICAL, COMMUNICATION, ELECTRICAL, AND FIRE PROTECTION SYSTEMS AND BUILDING CODE UPGRADES

- All components of the original electrical system, especially any original electrical panels and push-button electrical switches, must be abandoned in place in order to fully comply with the Secretary of the Interior’s Standards. If original switches must be replaced, install reproduction push-button switches as replacements.
- The fire protection system must be hidden from view as much as possible. Sprinkler heads must be recessed in the ceilings of the building. “Drop-down” piping must be avoided or

approved by a DPR-qualified historian.

- Care must be exercised when cutting holes through walls for piping, air registers, and electrical components so that adjacent historic fabric is not damaged.
- The original radiators shall be retained in place. If possible, after study of their potential use, they may be restored to functional status. If not, any alternative HVAC system shall be reviewed and approved by an approved DPR qualified historian.
- A DPR-qualified historian must review plans for fire sprinkler pipe, plumbing, and electrical runs. Penetration of walls, floors, and ceilings must be made in order to install these systems and the contractor must review for approval proposed penetrations with the qualified DPR historian.

CULTURAL RESOURCE CONDITION CULT-5: RESTORATION OF ORIGINAL BATHROOMS

- A focused plan for the distribution and location of restroom facilities in the building must be generated during the Preliminary Plan process, realizing that it is the intent to keep in place as much of the historic restrooms as possible, while conforming with current ADA accessibility laws. If it is determined that the HSR's recommendation and rehabilitation plan does not respect or utilize the historic locations; an alternative plan may retain, to the extent possible, historic spaces and fixtures, thereby reducing the automatic removal of original function and furnishings. A DPR-qualified historian must participate in the planning process in order to ensure that restrooms reflect their original design.
- Where possible this project shall retain the original design of Toilet Room 113 and restore it to reflect its original use as a large restroom for the Hospital Building. A DPR-qualified historian must participate in the planning process and approve any deviation from this condition.
- In order to retain the original spatial relationships of the interior of the Hospital Building, new restroom facilities must be constructed within spaces that were originally restrooms wherever possible.
- Consideration must be made for period-correct or at least compatible plumbing fixtures in selected restrooms to be approved by a DPR-qualified historian.
- A DPR-qualified historian must approve any modifications to bathroom spaces that will change their original use.

CULTURAL RESOURCE CONDITION CULT-6: THRESHOLDS AND DOOR OPENINGS

- If, after applying the State Historic Building Code, door openings still need widening, the first course of action must be to attempt to accomplish this by removing the door and stops only. If additional modification is still necessary, then the vertical door trim must be used on the widened opening and a longer "head" trim must be milled to match existing. If original door is removed, it must be carefully stored. All work must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.
- Any modifications made to doors so that they meet ADA standards must be approved by a DPR-qualified historian.

CULTURAL RESOURCE CONDITION CULT-7: ARCHAEOLOGICAL RESOURCES

- The preliminary plans shall be reviewed by a DPR qualified archeologist to determine the potential impact of subsurface work on midden and other historically significant sites and remnants. If it is determined that there is the potential for impact, a preliminary investigation plan shall be prepared and carried out to determine what impacts may occur. Any findings shall be considered in the preparation for a plan to monitor construction

activity.

- California DPR, Northern Service Center archaeological staff will be notified a minimum of five days in advance of all ground-disrupting work on order to review and determine the course of appropriate cultural resource management work. All ground-disrupting activities determined substantial enough in size and scope will be monitored by a DPR-qualified archaeologist. The DPR-qualified archaeologist will identify archaeological data exposed by ground-disrupting work that are contributing elements to the NRHP status of the U.S. Immigration Station as well as other remains related to the later military and earlier prehistoric periods that may be significant enough in themselves to qualify for NRHP listing. In the event that previously undocumented cultural resources are encountered during project construction (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash), work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has evaluated the find and implemented appropriate treatment and disposition of the artifact(s). All monitoring work must be designed and implemented by a California DPR-qualified archaeologist.

CULTURAL RESOURCE CONDITION CULT-8: HUMAN REMAINS

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

  If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination except at the direction of the coroner.

  If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

MITIGATION MEASURE GEO-1: SEISMIC IMPROVEMENTS

- Because of the planned new public use of this building, seismic retrofitting is necessary to provide adequate public and worker safety. A condition assessment to finalize the scope of specific work, room-by-room and structural element–by–structural element will be conducted to protect the buildings from significant damage from an earthquake, and to reduce this hazard to less than significant.

- A previous investigation of the slope stability and integrity of the retaining wall system was completed by Architectural Resources Group's geotechnical consultant. All recommendations from the consultant determined to be within the scope of this project for repairs to the retaining walls or stabilization of the slopes will be implemented to mitigate against slope failures from seismic or other causes.

CONDITION GEO-1: EROSION CONTROL BMPS

- In order to protect against soil erosion and soil loss, the use of Best Management Practices (BMPs) will be implemented for this project. BMPs must include, but need not be limited to, the following procedures: If construction activities extend into the rainy season or if an unseasonal storm is anticipated, then proper winterizing procedures shall be employed. Acceptable winterizing BMPs include covering stockpiled soil with tarps, constructing silt fences, straw bale barriers, fiber rolls, or other structures around stockpiled soil and around graded areas.
- During the construction process, loss of soil shall be minimized by surrounding the work site with silt fences, straw bales, fiber rolls, or other erosion control devices. Graded areas and areas of fill must be compacted as soon as feasible to minimize erosion. Temporary revegetation or geotextiles, fiber mats, or other techniques may be employed to reduce soil loss. If water is added to the soils during compaction or other construction work, the amount must be limited to prevent water and soil runoff. Post-construction revegetation and other long-term soil erosion controls procedures must be included as part of the project plan.
- Acceptable BMPs are available in the California Stormwater Quality Association's *Stormwater Best Management Practices Handbook - Construction*, available on the web at: www.cabmphandbooks.com.

CONDITION GEO-3: WASTEWATER TREATMENT

- The project plans must show that the existing available sewage treatment system can accommodate the input from the rehabilitated Hospital Building and any other potential sources of wastewater.

CONDITION HAZMAT-1

- A Spill Prevention Plan will be in place during the project construction to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. Applicable Best Management Practices (BMPs) for spill prevention and cleanup and handling of hazardous materials can be found in the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction, available on the web at www.cabmphandbooks.com. Some, but not all, of the applicable BMPs with referenced numbers are described below:
  - All equipment will be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from Park premises (BMP NS-10).
  - The contractor(s) will prepare an emergency spill response plan (see BMP WM-4) prior to the start of construction and maintain a spill kit on-site throughout the duration of the project. This plan would include a map that delineates construction staging or storage areas, where refueling, lubrication, and maintenance of equipment may occur. In the event of any spill or release of any chemical in any physical form on or immediately

adjacent to Angel Island SP during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager or supervisor).

- Equipment will be cleaned, repaired (other than emergency repairs), and fueled outside park boundaries, whenever possible. Contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries at a lawfully authorized destination (see BMPs NS-8 to -10).
- Procedures for the proper storage, use, and disposal of any solvents or other chemicals used in the restoration process will be established as part of the Spill Prevention Plan (see BMPs WM-1 and WM-2). This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. Material Safety Data Sheets for all chemicals will be available at the job site.
- The Health and Safety Plan/Spill Prevention Plan and the project scope must contain procedures for storage, transport, and disposal of any nonhazardous or hazardous waste generated as part of the restoration process (both materials removed from the buildings and any chemicals used in the process). Refer to BMPs WM-5 and WM-6 in the Stormwater BMP Manual.
- Building demolition or rehabilitation activities that will disturb friable asbestos-containing material (ACM) or render nonfriable ACM friable must be preceded by removal and disposal of affected ACM only by qualified personnel in compliance with all state, federal, and local regulations (8 CCR 1529, CHSC 25915-25919.7, and Bay Area Air Quality Management District Regulation 11, Rule 2). Disturbance, handling, and disposal of lead containing paints or other materials must be done in accordance with applicable state, federal, and local regulations (8 CCR 1532.1 and 17 CCR 35001-36100) (Harding ESE, 2001).
- Rodent excrement has been linked to arenaviruses and Hantavirus illnesses. Bird droppings have been linked to histoplasmosis and diseases associated with the pathogens *Cryptococcus neoformans* and *Chlamydia psittaci.* Employees performing cleanup should be advised of the hazards and use appropriate personal protective equipment and safe work practices to prevent exposure to pathogens (Harding ESE, 2001).

CONDITION HAZMAT-2

- A Health and Safety Plan will be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire would be included such as, but not limited to, those discussed below:
  - Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers would be required for all heavy equipment.
  - Construction crews would be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment would be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.
  - The Health and Safety Plan will provide guidelines for the proper use, storage, and disposal of any flammable materials used inside and outside the buildings during the restoration work.
  - Park staff would be required to have a State Park radio on site, which allows direct contact to firefighting staff on the Island. Fire suppression equipment will be available on park grounds and fire hydrants are located near the Immigration Station. Prior to commencement of work, the fire hydrants will be tested to ascertain which ones are

functional.

CONDITION HYDRO-1

- Use appropriate BMPs (see Geology section, Condition Geo-1) to control or prevent soil erosion and siltation from areas of ground disturbance generated as part of this project.
- Prepare and implement a Spill Prevention Plan (see Hazards section) to protect against any spills of vehicle fluids or other potential contaminants used or generated as part of this project.

NOISE CONDITION-1

- Construction activities will generally be limited to the hours between 7 a.m. and 6 p.m., daily and on holidays. (Day use visitors do not have access to the Island until 10 a.m.)
- Internal combustion engines used for any purpose at the job site will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.
- Stationary noise sources and staging areas will be located as far from visitors as possible. If they must be located near visitors, stationary noise sources will be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.

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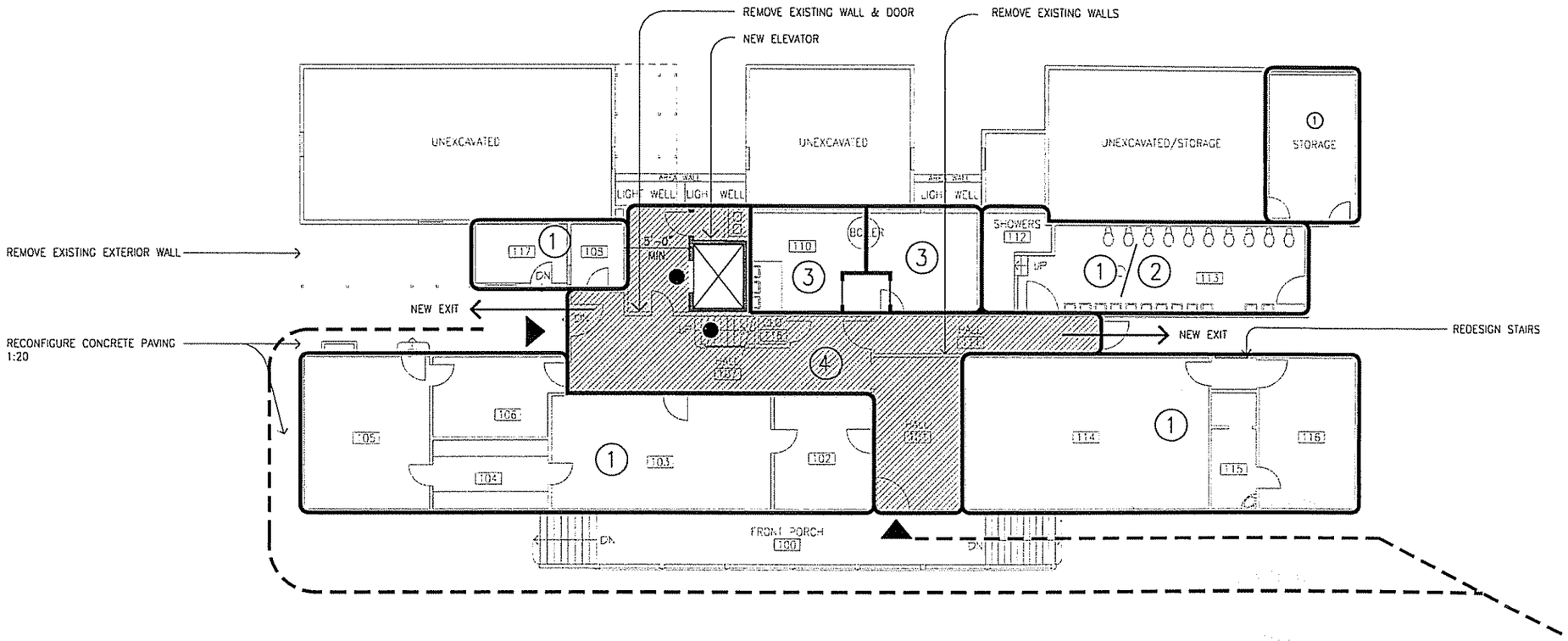
Project Site
Angel Island
State Park
Angel Island SP
San Rafael
Richmond
Berkeley
OAKLAND
SAN FRANCISCO
Pacific Ocean
San Pablo Bay
San Francisco Bay
Raccoon Strait
Point Campbell
China Cove
Immigration Station
(North Garrison)
Point Simpton
Perimeter Rd
East Bay Water Trail
Point Tone
Ayala Cove
Snack Bar
Visitor Center
North Ridge Trail
Sunset Trail
Visitor Center
Quarry Point
Fort McDowell
(East Garrison)
Quarry Beach
Point Stuart
Mt Livermore
788ft
240m
ANGEL ISLAND
STATE PARK
Camp Reynolds
(West Garrison)
Battery Ledyard
Battery Wallace
Perimeter Rd
Fire Road
Service Road
no public
Nike Missile Site
Point Knox
Battery Drew
Perles Beach
US Coast Guard
(off limits)
Point Blunt
San Francisco Bay
N
400 Feet
100 Meters
Legend
Paved road
Unpaved road
Trail (No Bicycles)
Accessible Feature
Boat Docks 8:00 a.m. to sunset; mooring buoys
Drinking Water
Environmental Camping
Group Picnic Area
Park Building
Park Office
Picnic Area
Restrooms
Telephone



1/P1 FIRST FLOOR PLAN – PROPOSED USE & ACCESS PLAN
SEE GRAPHIC SCALE

NOTE: ENTIRE FLOOR IS TO BE REHABILITATED AS AN EDUCATIONAL CENTER MOST SPACES & FINISHES WILL REMAIN OR BE REPAIRED FOR INTERPRETIVE USE

N

16 0 16 32
1/16" = 1'-0"

USE PLAN

1. ADAPTIVE USE
   - RESEARCH FACILITY
   - EDUCATIONAL CENTER
   - ADMISTRATIVE OFFICES
   - ARTIST-IN-RESIDENCE OFFICE
   - CLASSROOMS / WORKROOMS
2. INTERPRETATION
3. RESTROOMS / PUBLIC SPACE
4. CIRCULATION

PROPOSED SCOPE OF WORK

- NEW TOILETS
- NEW EXITS
- NEW GARDEN ACCESS TO EAST
- ALL SPACES REHABILITATED

ACCESS SCOPE OF WORK

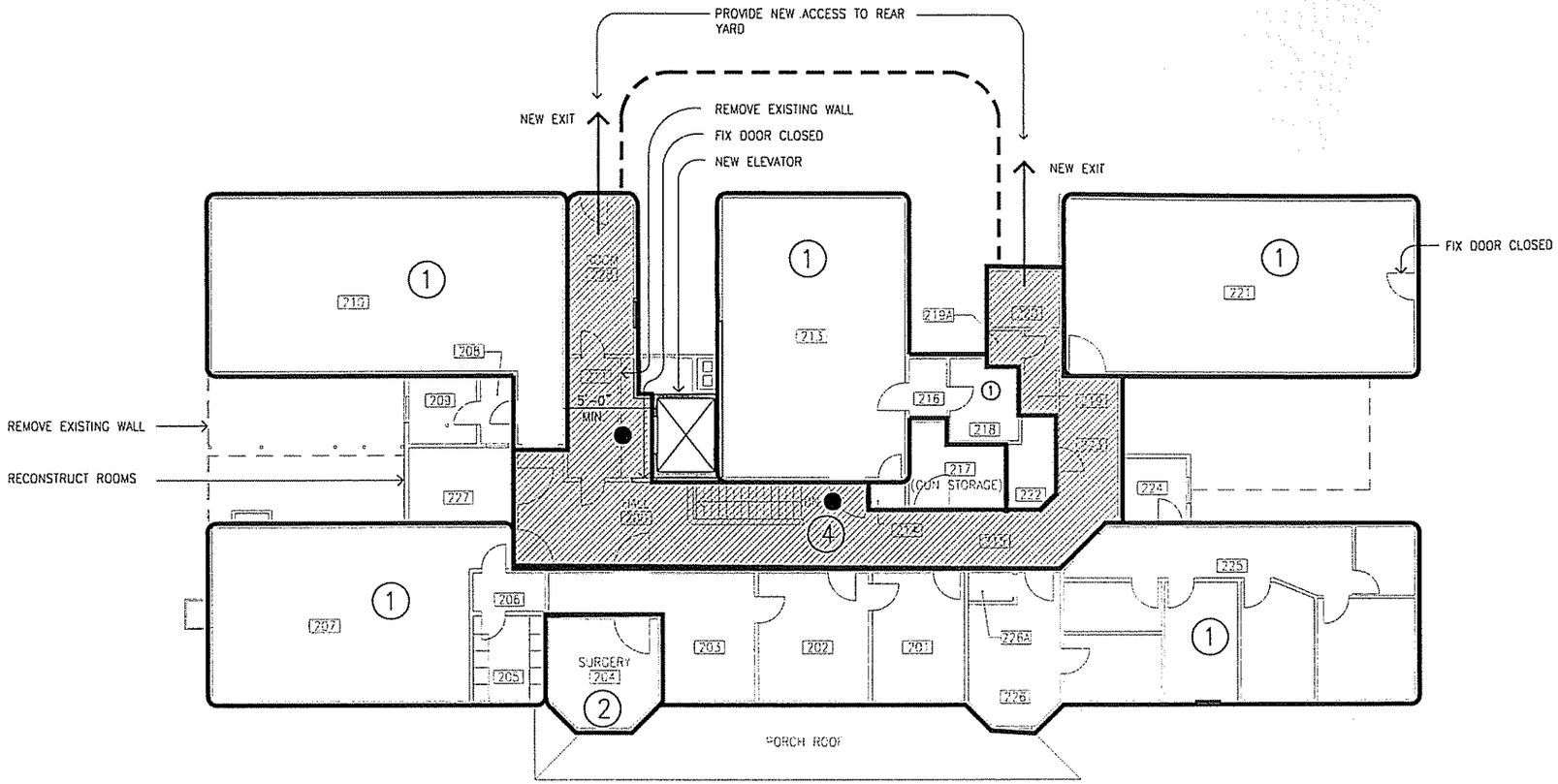
- WIDEN DOORWAYS
- ADJUST THRESHOLDS
- INSTALL ELEVATOR FOR SECOND FLOOR ACCESS
- RESLOPE CONCRETE PATH AT NORTH

LEGEND

- VISITOR PATH
- ARRIVAL/ENTRY
- EXIT
- VERTICAL CIRCULATION
- PUBLIC CIRCULATION

PROPOSED USE

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO
GANO KW/ZY	P1	HOSPITAL – BLDG #316 FIRST FLOOR PLAN ANGEL ISLAND PACIFIC GREAT BASIN	PKG NO — SHEET 1 OF 2
TECH REVIEW:			
DATE: 7/31/02			



1/P2 SECOND FLOOR PLAN – PROPOSED USE & ACCESS PLAN
SEE GRAPHIC SCALE

NOTE: ENTIRE FLOOR IS TO BE REHABILITATED AS AN EDUCATIONAL CENTER MOST SPACES & FINISHES WILL REMAIN OR BE REPAIRED FOR INTERPRETIVE USE

N

16 0 16 32
1/16" = 1'-0"

USE PLAN

1. ADAPTIVE USE
   - RESEARCH FACILITY
   - EDUCATIONAL CENTER
   - ADMISTRATIVE OFFICES
   - ARTIST-IN-RESIDENCE OFFICE
   - CLASSROOMS / WORKROOMS
2. INTERPRETATION
3. RESTROOMS / PUBLIC SPACE
4. CIRCULATION

PROPOSED SCOPE OF WORK

- NEW TOILETS
- NEW EXITS
- NEW GARDEN ACCESS TO EAST
- ALL SPACES REHABILITATED

ACCESS SCOPE OF WORK

- WIDEN DOORWAYS
- ADJUST THRESHOLDS
- INSTALL ELEVATOR FOR SECOND FLOOR ACCESS
- RESLOPE CONCRETE PATH AT NORTH

LEGEND

- VISITOR PATH
- ARRIVAL/ENTRY
- EXIT
- VERTICAL CIRCULATION
- PUBLIC CIRCULATION

PROPOSED USE

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO
GAHD KW/ZY	P2	HOSPITAL – BLDG. #316 SECOND FLOOR PLAN ANGEL ISLAND PACIFIC GREAT BASIN	PKG NO – SHEET 2 OF 2
TECH REVIEW:			
DATE: 7/31/02			

APPENDIX C: Sensitive Species

Sensitive Species Listed in the California Native Diversity Database (CNDDB 2005), the California Native Plant Society online inventory (CNPS 2001), and in the U.S. Fish and Wildlife Service online list as occurring or potentially occurring in the San Francisco North 7.5' USGS Quadrangle

TYPE	SPECIES	COMMON NAME	STATUS*
PLANTS	*Abronia umbellata* ssp. *umbellata*	Pink sand-verbena	SLC
	Amorpha californica var. *napensis*	Napa false indigo	List 1B
	Amsinckia lunaris	Bent-flowered fiddleneck	List 1B
	Arabis blepharophylla	Coast rock-cress	SLC
	Arctostaphylos hookeri ssp. *franciscana*	Franciscan manzanita	List 1A
	Arctostaphylos hookeri ssp. *montana*	Mt. Tamalpais manzanita	List 1B
	Arctostaphylos hookeri ssp. *ravenii*	Presidio manzanita	CE; FE; List 1B
	Arctostaphylos imbricata	San Bruno Mtn. manzanita	CE; List 1B
	Arctostaphylos montaraensis	Montara manzanita	List 1B
	Arctostaphylos pallida	Pallid manzanita	CE; FE; List 1B
	Arctostaphylos virgata	Marin manzanita	List 1B
	Arenaria paludicola	Marsh sandwort	CE; FE; List 1B
	Astragalus nuttallii var. *virgatus*	Nuttall's milk-vetch	SLC
	Astragalus tener var. *tener*	Alkali milk-vetch	List 1B
	Atriplex californica	California saltbush	SLC
	Boschniakia hookeri	Small groundcone	List 2
	Calochortus tiburonensis	Tiburon mariposa lily	CE; FE; List 1B
	Castilleja affinis ssp.*affinis*	Coast Indian paintbrush	SLC
	Castilleja affinis ssp. *neglecta*	Tiburon Indian paintbrush	CE; FE; List 1B
	Castilleja ambigua ssp. *ambigua*	Salt marsh owl's clover	SLC
	Castilleja exserta ssp. *latifolia*	Purple owl's clover	SLC
	Centromadia parryi ssp. *parryi*	Pappose tarplant	List 1B
	Chenopodium californicum	California goosefoot	SLC
	Chorizanthe cuspidata var. *cuspidata*	San Francisco Bay spineflower	List 1B
	Chorizanthe robusta var. *robusta*	Robust spineflower	FE; List 1B
	Chorizanthe valida	Sonoma spineflower	CE; FE; List 1B
	Cirsium andrewsii	Franciscan thistle	FSC; List 1B
	Cirsium hydrophilum var. *vaseyi*	Mt. Tamalpais thistle	List 1B
	Cirsium occidentale var. *compactum*	Compact cobwebby thistle	List 1B
	Clarkia davyi	Davy's clarkia	SLC
	Clarkia franciscana	Presidio clarkia	CE; FE; List 1B
	Collinsia corymbosa	Round-headed Chinese houses	List 1B
	Collinsia multicolor	San Francisco collinsia	List 1B
	Cordylanthus maritimus ssp. *palustris*	Pt. Reyes bird's-beak	List 1B
	Croton californicus	California croton	SLC
	Dirca occidentalis	Western leatherwood	List 1B
	Equisetum palustre	Marsh horsetail	List 3
	Eriogonum caninum	Tiburon buckwheat	SLC
	Eriogonum luteolum var. *caninum*	Tiburon buckwheat	List 3
	Erodium macrophyllum	Round-leaved filaree	List 2
	Erysimum franciscanum	San Francisco wallflower	FSC
	Fissidens pauperculus	Minute pocket-moss	List 1B

PLANTS (cont'd)	*Fritillaria lanceolata* var. *tristulis*	Marin checker lily	List 1B
	Fritillaria liliacea	Fragrant fritillary	List 1B
	Gilia capitata ssp. *chamissonis*	Dune gilia	List 1B
	Gilia capitata ssp. *tomentosa*	Woolly-headed gilia	List 1B
	Gilia millefoliata	Dark-eyed gilia	List 1B
	Grindelia hirsutula var. *maritima*	San Francisco gumplant	List 1B
	Helianthella castanea	Diablo helianthella	List 1B
	Hesperevax sparsiflora var. *brevifolia*	Short-leaved evax	List 2
	Hesperolinon congestum	Marin western flax	CE; FE; List 1B
	Hoita strobilina	Loma Prieta hoita	List 1B
	Holocarpha macradenia	Santa Cruz tarplant	CE; FE; List 1B
	Horkelia cuneata ssp. sericea	Kellogg's horkelia	List 1B
	Horkelia tenuiloba	Thin-lobed horkelia	List 1B
	Layia carnosa	Beach layia	CE; FE; List 1B
	Leptosiphon rosaceus	Rose linanthus	List 1B
	Lessingia germanorum	San Francisco lessingia	CE; FE; List 1B
	Lessingia hololeuca	Woolly-headed	List 3
	Lessingia micradenia var. *micradenia*	Tamalpais lessingia	List 1B
	Meconella oregana	Oregon meconella	List 1B
	Micropus amphibolus	Mt. Diablo cottonweed	List 3
	Microseris paludosa	Marsh microseris	List 1B
	Navarretia rosulata	Marin County navarretia	List 1B
	Navarretia squarrosa	Skunkbush	SLC
	Orobanche californica ssp. *californica*	California broomrape	SLC
	Pentachaeta bellidiflora	White-rayed pentachaeta	CE; FE; List 1B
	Piperia elegans	Coast rein-orchid	SLC
	Plagiobothrys chorisianus var. *chorisianus*	Choris's popcorn-flower	List 1B
	Plagiobothrys diffusus	San Francisco popcorn-flower	List 1A
	Plagiobothrys glaber	Hairless popcorn-flower	List 1A
	Pleuropogon hooverianus	North Coast semaphore grass	CR: List 1B
	Polygonum marinense	Marin knotweed	List 3
	Quercus parvula var. *tamalpaisensis*	Tamalpais oak	List 1B
	Sanicula maritima	Adobe sanicle	CR; List 1B
	Sidalcea calycosa ssp. *rhizomata*	Pt. Reyes checkerbloom	List 1B
	Silene verecunda ssp. *verecunda*	San Francisco campion	List 1B
	Spartina foliosa	Pacific cordgrass	SLC
	Stebbinsoseris decipiens	Santa Cruz microseris	List 1B
	Streptanthus albidus ssp. peramoenus	Most beautiful jewelflower	List 1B
	Streptanthus batrachopus	Tamalpais jewelflower	List 1B
	Streptanthus glandulosus ssp. *pulchellus*	Mt. Tamalpais jewelflower	List 1B
	Streptanthus niger	Tiburon jewelflower	CE; FE; List 1B
	Suaeda californica	California seablite	FE; List 1B
	Tanacetum camphoratum	Dune tansy	FSC
	Trifolium amoenum	Showy Indian clover	FE; List 1B
	Trifolium depauperatum var. *hydrophilum*	Saline clover	List 1B
	Triphysaria floribunda	San Francisco owl's-clover	List 1B
	Triquetrella californica	Coastal triquetrella	List 1B

AMPHIBIANS	*Rana aurora draytonii*	California red-legged frog	FT; CSC
	Rana aurora draytonii	Critical habitat – CA red-legged frog	N/A
	Rana boylii	Foothill yellow-legged frog	FSC; CSC
REPTILES	*Emys marmorata*	Western pond turtle	CSC
	Emys marmorata marmorata	Northwestern pond turtle	FSC; CSC
	Emys marmorata pallida	Southwestern pond turtle	FSC; CSC
	Phrynosoma coronatum frontale	California horned lizard	FSC; CSC
BIRDS	*Agelaius tricolor* (nesting colony)	Tricolored blackbird	CSC; FSC
	Amphispiza belli belli	Bell's sage sparrow	FSC; CSC
	Arenaria melanocephala	Black turnstone	FSC
	Athene cunicularia hypugaea	Western burrowing owl	FSC; CSC
	*Buteo regalis (*nesting*)*	Ferruginous hawk	FSC; CSC
	Charadrius alexandrinus nivosus	Western snowy plover	FT; CSC
	Calidris canutus	Red knot	FSC
	Chaetura vauxi (nesting)	Vaux's swift	FSC; CSC
	Cypseloides niger	Black swift	FSC; CSC
	Diomedea albatrus	Short-tailed albatross	FE
	Elanus leucurus (nesting)	White-tailed kite	FSC; CFP
	Empidonax trailii brewsteri (nesting)	Little willow flycatcher	FSC
	Falco peregrinus anatum (nesting)	American peregrine falcon	CE
	Geothlypis trichas sinuosa	Saltmarsh common yellowthroat	FSC
	Haematopus bachmani	Black oystercatcher	FSC
	Haliaeetus leucocephalus	Bald eagle	FT; CE; CFP
	Histrionicus histrionicus	Harlequin duck	FSC; CSC
	Lanius ludovicianus (nesting)	Loggerhead shrike	FSC; CSC
	Laterallus jamaicensis coturniculus	California black rail	CT; CFP
	Limosa fedoa	Marbled godwit	FSC
	Melanerpes lewis (nesting)	Lewis' woodpecker	FSC
	Numenius americanus (nesting)	Long-billed curlew	FSC; CSC
	Numenius phaeopus	Whimbrel	FSC
	Oceanodroma homochroa	Ashy storm-petrel	FSC; CSC
	Pelecanus occidentalis californicus	California brown pelican	FE; CE; CFP
	Phalacrocorax auritus	Double-crested cormorant	CSC
	Riparia riparia (nesting)	Bank swallow	CT
	Rynchops niger	Black skimmer	FSC; CSC
	Selasphorus rufus (nesting)	Rufous hummingbird	FSC
	Selasphorus sasin	Allen's hummingbird	FSC
	Sterna antillarum browni	California least tern	FE; CE; CFP
	Sterna elegans	Elegant tern	FSC; CSC
MAMMALS	*Arctocephalus townsendi*	Guadalupe fur seal	FT; CT; CFP
	Balaenoptera borealis	Sei whale	FE
	Balaenoptera musculus	Blue whale	FE
	Balaenoptera physalus	Finback whale	FE
	Corynorhinus townsendii townsendii	Pacific western big-eared bat	FSC; CSC
	Enhydra lutris nereis	Southern sea otter	FT
	Eschrichtius robustus	Gray whale	D
	Eubalaena glacialis	Right whale	FE
	Eumops perotis californicus	Western mastiff bat	FSC; CSC
	Eumetopias jubatus	Critical habitat – stellar sea-lion	N/A
	Eumetopias jubatus	Steller sea-lion	FT
	Myotis evotis	Long-eared myotis bat	FSC; BLM
	Myotis thysanodes	Fringed myotis bat	FSC; BLM

MAMMALS, cont.	*Myotis volans*	Long-legged myotis bat	FSC; BLM
	Myotis yumanensis	Yuma myotis bat	FSC; BLM
	Neotoma fuscipes annectens	San Francisco dusky-footed woodrat	FSC; CSC
	Physeter catodon	Sperm whale	FE
	Scapanus latimanus insularis	Angel Island mole	SLC
	Taxidea taxus	American badger	CSC
	Zapus trinotatus orarius	Pt. Reyes jumping mouse	CSC
FISH	*Acipenser medirostris*	Green sturgeon	FPT; CSC
	Eucyclogobius newberryi	Tidewater goby	FE; CSC
	Hypomesus transpacificus	Delta smelt	FT; CT
	Oncorhynchus kisutch	Coho salmon – central CA coast	FE; CT
	Oncorhynchus kisutch	Critical habitat coho salmon – central CA coast	N/A
	Oncorhynchus mykiss	Central valley steelhead	FT
	Oncorhynchus mykiss	Central CA coastal steelhead	FT
	Oncorhynchus tshawytscha	Critical habitat, Central Valley spring-run Chinook salmon	N/A
	Oncorhynchus tshawytscha	Central Valley spring-run Chinook salmon	FT; CT
	Oncorhynchus tshawytscha	Critical habitat, winter-run Chinook salmon	N/A
	Oncorhynchus tshawytscha	Winter-run Chinook salmon, Sacramento River	FE; CE
	Oncorhynchus tshawytscha	Central Valley fall/late fall-run Chinook salmon	FC; CSC
	Oncorhynchus tshawytscha	Critical habitat Central Valley fall/late fall-run Chinook salmon	N/A
	Pogonichthys macrolepidotus	Sacramento splittail	FSC
	Spirinchus thaleichthys	Longfin smelt	FSC
INVERTEBRATES	*Adela oplerella*	Opler's longhorn moth	FSC
	Cicindela hirticollis gravida	Sandy beach tiger beetle	FSC
	Coelus globosus	Globose dune beetle	FSC
	Danaus plexippus	Monarch butterfly	SLC
	Euphydryas editha bayensis	Bay checkerspot butterfly	FT
	Haliotes cracherodii	Black abalone	FC
	Haliotes sorenseni	White abalone	FE
	*Hydrochara ricksecker*i	Ricksecker's water scavenger beetle	FSC
	Icaricia icarioides missionensis	Mission blue butterfly	FE
	Incisalia mossii bayensis	San Bruno elfin butterfly	FE
	Lichnanthe ursina	Bumblebee scarab beetle	FSC

*Status Codes: FE = Federal Endangered; FT = Federal Threatened; FC = Federal Candidate; FSC = Federal Species of Concern; FPT = Federal Proposed for Listing; D = delisted (species is monitored for 5 years); FSS = U.S. Forest Service Sensitive; CE = California Endangered; CT = California Threatened; CR = California Rare; CFP = California Fully Protected; CP = California Protected; CSC = California Species of Special Concern; CDF = CDF Sensitive; BLM = BLM Sensitive; SLC = Species of Local Concern; CNPS = California Native Plant Society (List 1A = presumed extinct in California; List 1B = rare or endangered in California and elsewhere; List 2 = rare or endangered in California, more common elsewhere; List 3 = plants about which more information is needed).

APPENDIX D
LIST OF ACRONYMS

ADA	Americans with Disabilities Act
APE	area of potential effect
APEFZ	Alquist-Priolo Earthquake Fault Zoning
ARB/CARB	California Air Resources Board
asl	above sea level
BMP	Best Management Practice
Caltrans	California Department of Transportation
CBC/UBC	California Uniform Building Code
CCR	California Code of Regulations
CDF	California Department of Forestry and Fire
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database (Calif. Dept. of Fish and Game)
CNPS	California Native Plant Society
dB	decibel
DFG	California Department of Fish and Game
DPR	California Department of Parks and Recreation (California State Parks)
EIR	Environmental Impact Report
FAA	Federal Aviation Administration
FMMP	Farmland Mapping and Monitoring Program
GP	General Plan
IS	Initial Study
kV	kilovolt
LCP	Local Coastal Plan
LOS	level of service
msl	mean sea level
MND	Mitigated Negative Declaration
mph	miles per hour
NPDES	National Pollutant Discharge Elimination System
NOx	nitrogen oxide
NSC	Northern Service Center
PM10	particulate matter (particles) with an aerodynamic diameter of 10 microns or less
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
ROG	reactive organic gases
SP	State Park
SMP	Stormwater Management Plan
SPCC Plan	Spill Prevention, Control, and Countermeasure Plan
SWPPP	Stormwater Pollution Prevention Plan
USACE	United State Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Service
VMT	visibility-reducing particle

APPENDIX D
LIST OF ACRONYMS

ADA	Americans with Disabilities Act
APE	area of potential effect
APEFZ	Alquist-Priolo Earthquake Fault Zoning
ARB/CARB	California Air Resources Board
asl	above sea level
BMP	Best Management Practice
Caltrans	California Department of Transportation
CBC/UBC	California Uniform Building Code
CCR	California Code of Regulations
CDF	California Department of Forestry and Fire
CEQA	California Environmental Quality Act
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FINAL
MITIGATED NEGATIVE DECLARATION
(with edits incorporated)

ANGEL ISLAND STATE PARK
HOSPITAL BUILDING STABILIZATION PROJECT

State Clearinghouse # 2005122071

January 2006

Lead Agency

State of California
DEPARTMENT OF PARKS AND RECREATION

MITIGATED NEGATIVE DECLARATION

PROJECT: **HOSPITAL BUILDING STABILIZATION PROJECT**
ANGEL ISLAND STATE PARK

LEAD AGENCY: California Department of Parks and Recreation (DPR)

AVAILABILITY OF DOCUMENTS:
The Initial Study for this Mitigated Negative Declaration was made available throughout the 30-day public review period at the reference desks of the San Rafael and Tiburon public libraries. It was also available at the public information desks of DPR's North Bay District Headquarters office, Angel Island State Park Visitor Center, and Northern Service Center. It was also published on the DPR website. The Final Mitigated Negative Declaration and all supporting materials will be available, by request, at DPR's Northern Service Center office, One Capitol Mall, Suite 410, Sacramento.

PROJECT DESCRIPTION:
The Department of Parks and Recreation proposes to make the improvements described herein to the historic Hospital Building at Angel Island State Park. The following is a summary of the planned improvements:

- Stabilize and rehabilitate the exterior and interior of the Hospital Building. When complete the Hospital Building will include space for a house museum, interpretive center, library, assembly areas, genealogical research facility, and administrative center.
- Final connection of utilities previously routed to the building.
- Adjacent site work including repairing/restoring site paving and access around the building, replacing historic fencing, and rehabilitating the recreation yard.
- Installation of a subsurface drainage system around the building as necessary to solve water drainage problems.
- Amend the 1979 Angel Island General Development Plan to allow public access to the Hospital Building.

FINDINGS
An Initial Study has been prepared to assess the proposed project's potential impacts on the environment and the significance of those impacts and is incorporated in the Draft MND. Based on this Initial Study, it has been determined that the proposed project would not have any significant impacts on the environment, once all proposed mitigation measures have been implemented. This conclusion is supported by the following findings:

- There was no potential for adverse impacts on agricultural resources, land use and planning, minerals, or population and housing associated with the proposed project.
- Potential adverse impacts resulting from the proposed project were found to be less than significant in the following areas: aesthetics, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation/traffic, and utilities and service systems.
- Full implementation of the proposed mitigation measures included in this MND would reduce potential project-related adverse impacts on cultural resources and geology and soils to a less than significant level.

MITIGATION AND AVOIDANCE MEASURES

The following mitigation measures and project conditions have been incorporated into the scope of work for the Hospital Building Stabilization Project and will be fully implemented by DPR to avoid or minimize adverse environmental impacts identified in this MND. These mitigation measures will be included in contract specifications and instructions to DPR personnel involved in implementing the project.

CONDITION AIR-1

- All active construction areas will be watered at least twice daily during dry, dusty conditions.
- All trucks hauling soil, sand, or other loose materials on public roads (both on the Island and off) will be covered or required to maintain at least two feet of freeboard.
- All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements.
- Excavation and grading activities will be suspended when sustained winds exceed 25 mph, instantaneous gusts exceed 35 mph within the project area (China Cove is sheltered from strong, northwest winds), or dust from construction might obscure driver visibility on public roads.
- Earth or other material that has been transported onto paved streets (on the Island and off) by trucks, construction equipment, erosion, or other project-related activity will be promptly removed.

AVOIDANCE MEASURE BIO-1: NESTING RAPTORS

- A focused survey for raptor nests will be conducted by a DPR-qualified biologist during the nesting season (February 1 to August 31) to identify active nests within 500 feet of the project area. The survey will be conducted no less than 14 days and no more than 30 days prior to the beginning of construction.
- If nesting raptors are found within 500 feet of the project area, no construction will occur within the buffer area of 500 feet from the nest during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist), unless otherwise negotiated with the California Department of Fish and Game.

AVOIDANCE MEASURE BIO-2: SENSITIVE AND MIGRATORY BIRD SPECIES

- If construction-related activities are scheduled to begin during the nesting season of February 1 to August 31, a DPR-qualified biologist will conduct a survey for nesting bird species no more than 14 days prior to commencement of construction to ensure that no nesting birds will be impacted by the project. The survey area will include the project site and a 100-foot buffer zone around it.
- If active nests are located, no construction will occur within 100 feet of the nests during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist) or as otherwise negotiated with the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service on a case-by-case basis.

CULTURAL RESOURCE MITIGATION CULT-1: SIGNIFICANT AND HISTORICALLY IMPORTANT FEATURES

- Before preliminary and working drawings are completed, alternatives need to be explored and acted on to the extent possible to decrease the negative impacts on the building.
- Since this is a National Historic Landmark, NSC, the district, and CRD's (division) historians must comment on the plans at both the preliminary and construction drawings phase of the project. In addition, they must also have input into preliminary discussions of the scope and direction of this project.
- The proposed uses of the interior spaces in the hospital must be secondary to the preservation and restoration of the significant spaces and features.
- The Cultural Landscape Report outlines a general restoration approach. Features that relate to the primary Immigration Station period of significance may be replaced where appropriate, while those relating to the military POW WWII period should be left in place where appropriate, but not replaced if missing. This approach should guide any decision-making that addresses hospital features, spaces, and components.

CULTURAL RESOURCE MITIGATION CULT-2: INTERIOR PLASTER WITH WRITINGS AND INSCRIPTIONS

- If it is determined that there are additional writings existing in the building, and before preliminary and working drawings are completed, a mitigation/ treatment plan must be drawn up by a qualified architectural conservator. This will include documentation/ recordation of existing inscriptions in the hospital and an approach for conservation and preservation.
- Additional conditions must be incorporated into the construction phase of the project to address writings that are discovered during future work.

CULTURAL RESOURCE MITIGATION CULT-3: ELEVATOR SHAFT

- The design of the new elevator must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, which recommend that this type of modification be designed in a way that minimizes impacts to the historic fabric of the resource.
- Historic walls must be encapsulated with furred-out walls or similar method, where possible, where the elevator will be installed. Any alternative plan must be made with approval of DPR-qualified historian.
- Historic fabric must not be removed unless absolutely necessary in order to install the elevator. All work must be done carefully and neatly so that the elevator can easily be removed (reversed) in the event that the building's use changes over the long-term.
- The unique door to room 212 must be preserved in place or, upon approval by a State Historian, carefully preserved and used as an interpretive artifact to illustrate the World War II use of the Hospital Building.
- Existing conditions of the space where the elevator is to be installed must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.
- The location of the elevator must be approved by a DPR-approved cultural resource specialist. Elevator construction and related demolition must be monitored by a DPR-approved cultural resource specialist.

- The proposed removal of any historic fabric during the installation of the new elevator must be reviewed and approved by a DPR-approved cultural resource specialist, during the Preliminary Plan and Working Drawing Phases, subject to cultural resource specialist inspection during the Construction Phase.

CULTURAL RESOURCE MITIGATION CULT-4: SEISMIC STRENGTHENING AND WOOD REPAIR

- If exterior wooden siding is removed in order to install wood shear panels, removal must be carried out with extreme care so that original siding is not damaged and may be placed back on the building. If wood siding splits and cracks upon removal, work must stop and removal methods must be re-evaluated and approved by a DPR-qualified state historian.
- Siding must be numbered and replaced in its original location.
- Wholesale removal of interior plaster finishes, especially character-defining coved ceilings, in order to install plywood shear panels (Architectural Resources Group, 2002: Appendix G, 4 & SK 6), must be avoided. A DPR-qualified historian must review and approve plaster removal plan.

CULTURAL RESOURCE MITIGATION CULT-5: EXTERIOR CONCRETE ELEMENTS

- All concrete repairs and replacements must be in-kind to match adjacent materials and design, including the use of river sand in replacement concrete mix if necessary to match historic concrete color.
- Any new feature must by compatible with, but not exactly copy, the historic stairs, paths, and walls. Use of a modern, whiter concrete mix is one possibility. Ramps will be designed and located so that it may not be necessary to permanently remove historic exterior ancillary concrete elements. Any proposed removal of historic elements must by approved by a DPR-qualified historian.

CULTURAL RESOURCE CONDITION CULT-1: SUN PORCHES, HISTORIC FENCING, AND RECREATION YARD

- All work must match historic architectural drawings and photographs.

CULTURAL RESOURCE CONDITION CULT-2: INTERIOR FINISHES AND LIGHTING

- Replace only those sections of wood trim, doors, and staircase elements that are deteriorated beyond repair. Replace in-kind.
- Retain original lath in place wherever possible. Do not substitute modern gypsum wallboard for plastering. Repair before replacing and replace in-kind.
- Surviving lighting fixtures must be restored if at all possible, and placed back in service. Exact replacements may be considered for missing fixtures if they are marked and recorded as replacements. If not exact replacements, new fixtures, including additional fixtures to supplement historic lighting where required to meet code, must be compatible with surviving fixtures and with the look and feel of the historic spaces within the building, or be completely unobtrusive.

CULTURAL RESOURCE CONDITION CULT-3: ABATE HAZARDOUS MATERIALS

- Stabilize and conserve historic magnesite flooring and 3’ resilient flooring. If this treatment is not possible, the flooring must be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3’ strip resilient sheet flooring.

CULTURAL RESOURCE CONDITION CULT-4: MECHANICAL, COMMUNICATION, ELECTRICAL, AND FIRE PROTECTION SYSTEMS AND BUILDING CODE UPGRADES

- All components of the original electrical system, especially any original electrical panels and push-button electrical switches, must be abandoned in place in order to fully comply with the Secretary of the Interior's Standards. If original switches must be replaced, install reproduction push-button switches as replacements.
- The fire protection system must be hidden from view as much as possible. Sprinkler heads must be recessed in the ceilings of the building. "Drop-down" piping must be avoided or approved by a DPR-qualified historian.
- Care must be exercised when cutting holes through walls for piping, air registers, and electrical components so that adjacent historic fabric is not damaged.
- The original radiators shall be retained in place. If possible, after study of their potential use, they may be restored to functional status. If not, any alternative HVAC system shall be reviewed and approved by an approved DPR qualified historian.
- A DPR-qualified historian must review plans for fire sprinkler pipe, plumbing, and electrical runs. Penetration of walls, floors, and ceilings must be made in order to install these systems and the contractor must review for approval proposed penetrations with the qualified DPR historian.

CULTURAL RESOURCE CONDITION CULT-5: RESTORATION OF ORIGINAL BATHROOMS

- A focused plan for the distribution and location of restroom facilities in the building must be generated during the Preliminary Plan process, realizing that it is the intent to keep in place as much of the historic restrooms as possible, while conforming with current ADA accessibility laws. If it is determined that the HSR's recommendation and rehabilitation plan does not respect or utilize the historic locations; an alternative plan may retain, to the extent possible, historic spaces and fixtures, thereby reducing the automatic removal of original function and furnishings. A DPR-qualified historian must participate in the planning process in order to ensure that restrooms reflect their original design.
- Where possible this project shall retain the original design of Toilet Room 113 and restore it to reflect its original use as a large restroom for the Hospital Building. A DPR-qualified historian must participate in the planning process and approve any deviation from this condition.
- In order to retain the original spatial relationships of the interior of the Hospital Building, new restroom facilities must be constructed within spaces that were originally restrooms wherever possible.
- Consideration must be made for period-correct or at least compatible plumbing fixtures in selected restrooms to be approved by a DPR-qualified historian.
- A DPR-qualified historian must approve any modifications to bathroom spaces that will change their original use.

CULTURAL RESOURCE CONDITION CULT-6: THRESHOLDS AND DOOR OPENINGS

- If, after applying the State Historic Building Code, door openings still need widening, the first course of action must be to attempt to accomplish this by removing the door and stops only. If additional modification is still necessary, then the vertical door trim must be used on the widened opening and a longer "head" trim must be milled to match existing. If original door is removed, it must be carefully stored. All work must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.
- Any modifications made to doors so that they meet ADA standards must be approved by a DPR-qualified historian.

CULTURAL RESOURCE CONDITION CULT-7: ARCHAEOLOGICAL RESOURCES

- The preliminary plans shall be reviewed by a DPR qualified archeologist to determine the potential impact of subsurface work on midden and other historically significant sites and remnants. If it is determined that there is the potential for impact, a preliminary investigation plan shall be prepared and carried out to determine what impacts may occur. Any findings shall be considered in the preparation for a plan to monitor construction activity.
- California DPR, Northern Service Center archaeological staff will be notified a minimum of five days in advance of all ground-disrupting work on order to review and determine the course of appropriate cultural resource management work. All ground-disrupting activities determined substantial enough in size and scope will be monitored by a DPR-qualified archaeologist. The DPR-qualified archaeologist will identify archaeological data exposed by ground-disrupting work that are contributing elements to the NRHP status of the U.S. Immigration Station as well as other remains related to the later military and earlier prehistoric periods that may be significant enough in themselves to qualify for NRHP listing. In the event that previously undocumented cultural resources are encountered during project construction (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash), work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has evaluated the find and implemented appropriate treatment and disposition of the artifact(s). All monitoring work must be designed and implemented by a California DPR-qualified archaeologist.

CULTURAL RESOURCE CONDITION CULT-8: HUMAN REMAINS

- In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.

  If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination except at the direction of the coroner.

  If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

MITIGATION MEASURE GEO-1: SEISMIC IMPROVEMENTS

- Because of the planned new public use of this building, seismic retrofitting is necessary to provide adequate public and worker safety. A condition assessment to finalize the scope of specific work, room-by-room and structural element–by–structural element will be conducted to protect the buildings from significant damage from an earthquake, and to reduce this hazard to less than significant.
- A previous investigation of the slope stability and integrity of the retaining wall system was completed by Architectural Resources Group's geotechnical consultant. All recommendations from the consultant determined to be within the scope of this project for repairs to the retaining walls or stabilization of the slopes will be implemented to mitigate against slope failures from seismic or other causes.

CONDITION GEO-1: EROSION CONTROL BMPS

- In order to protect against soil erosion and soil loss, the use of Best Management Practices (BMPs) will be implemented for this project. BMPs must include, but need not be limited to, the following procedures: If construction activities extend into the rainy season or if an unseasonal storm is anticipated, then proper winterizing procedures shall be employed. Acceptable winterizing BMPs include covering stockpiled soil with tarps, constructing silt fences, straw bale barriers, fiber rolls, or other structures around stockpiled soil and around graded areas.
- During the construction process, loss of soil shall be minimized by surrounding the work site with silt fences, straw bales, fiber rolls, or other erosion control devices. Graded areas and areas of fill must be compacted as soon as feasible to minimize erosion. Temporary revegetation or geotextiles, fiber mats, or other techniques may be employed to reduce soil loss. If water is added to the soils during compaction or other construction work, the amount must be limited to prevent water and soil runoff. Post-construction revegetation and other long-term soil erosion controls procedures must be included as part of the project plan.
- Acceptable BMPs are available in the California Stormwater Quality Association's *Stormwater Best Management Practices Handbook - Construction*, available on the web at: www.cabmphandbooks.com.

CONDITION GEO-3: WASTEWATER TREATMENT

- The project plans must show that the existing available sewage treatment system can accommodate the input from the rehabilitated Hospital Building and any other potential sources of wastewater.

CONDITION HAZMAT-1

- A Spill Prevention Plan will be in place during the project construction to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. Applicable Best Management Practices (BMPs) for spill prevention and cleanup and handling of hazardous materials can be found in the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction, available on the web at www.cabmphandbooks.com. Some, but not all, of the applicable BMPs with referenced numbers are described below:
    - All equipment will be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from Park premises (BMP NS-10).
    - The contractor(s) will prepare an emergency spill response plan (see BMP WM-4) prior to the start of construction and maintain a spill kit on-site throughout the

duration of the project. This plan would include a map that delineates construction staging or storage areas, where refueling, lubrication, and maintenance of equipment may occur. In the event of any spill or release of any chemical in any physical form on or immediately adjacent to Angel Island SP during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager or supervisor).

- Equipment will be cleaned, repaired (other than emergency repairs), and fueled outside park boundaries, whenever possible. Contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries at a lawfully authorized destination (see BMPs NS-8 to -10).
- Procedures for the proper storage, use, and disposal of any solvents or other chemicals used in the restoration process will be established as part of the Spill Prevention Plan (see BMPs WM-1 and WM-2). This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. Material Safety Data Sheets for all chemicals will be available at the job site.
- The Health and Safety Plan/Spill Prevention Plan and the project scope must contain procedures for storage, transport, and disposal of any nonhazardous or hazardous waste generated as part of the restoration process (both materials removed from the buildings and any chemicals used in the process). Refer to BMPs WM-5 and WM-6 in the Stormwater BMP Manual.
- Building demolition or rehabilitation activities that will disturb friable asbestos-containing material (ACM) or render nonfriable ACM friable must be preceded by removal and disposal of affected ACM only by qualified personnel in compliance with all state, federal, and local regulations (8 CCR 1529, CHSC 25915-25919.7, and Bay Area Air Quality Management District Regulation 11, Rule 2). Disturbance, handling, and disposal of lead containing paints or other materials must be done in accordance with applicable state, federal, and local regulations (8 CCR 1532.1 and 17 CCR 35001-36100) (Harding ESE, 2001).
- Rodent excrement has been linked to arenaviruses and Hantavirus illnesses. Bird droppings have been linked to histoplasmosis and diseases associated with the pathogens *Cryptococcus neoformans* and *Chlamydia psittaci.* Employees performing cleanup should be advised of the hazards and use appropriate personal protective equipment and safe work practices to prevent exposure to pathogens (Harding ESE, 2001).

CONDITION HAZMAT-2

- A Health and Safety Plan will be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire would be included such as, but not limited to, those discussed below:
  - Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers would be required for all heavy equipment.
  - Construction crews would be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment would be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.
  - The Health and Safety Plan will provide guidelines for the proper use, storage, and disposal of any flammable materials used inside and outside the buildings during the restoration work.
  - Park staff would be required to have a State Park radio on site, which allows direct contact to firefighting staff on the Island. Fire suppression equipment will

be available on park grounds and fire hydrants are located near the Immigration Station. Prior to commencement of work, the fire hydrants will be tested to ascertain which ones are functional.

CONDITION HYDRO-1

- Use appropriate BMPs (see Geology section, Condition Geo-1) to control or prevent soil erosion and siltation from areas of ground disturbance generated as part of this project.
- Prepare and implement a Spill Prevention Plan (see Hazards section) to protect against any spills of vehicle fluids or other potential contaminants used or generated as part of this project.

NOISE CONDITION-1

- Construction activities will generally be limited to the hours between 7 a.m. and 6 p.m., daily and on holidays. (Day use visitors do not have access to the Island until 10 a.m.)
- Internal combustion engines used for any purpose at the job site will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.
- Stationary noise sources and staging areas will be located as far from visitors as possible. If they must be located near visitors, stationary noise sources will be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.

The following corrections, additions, and deletions have been made to the Hospital Building Stabilization Draft MND. Minor punctuation, spelling, and grammatical corrections that contribute to ease of understanding, but have no significant impact on the content, have not been noted.

Chapter 2, Section 2.5 Project Description, page 13, item 2)g)i) will be changed to read:

i) <u>If possible, the historic magnesite flooring and 3' resilient flooring will be stabilized, conserved, and encapsulated in a manner developed in consultation with a DPR-approved cultural resource specialist. If this treatment is not possible, the flooring will be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3' strip resilient sheet flooring.</u> ~~Remove a~~<u>All other</u> friable asbestos-containing materials or material that may pose a hazard during construction <u>will be removed</u>.

Chapter 2, Section 2.10 Related Projects, p. 15 will be revised to read:

DPR often has other maintenance programs and rehabilitation projects planned for a park unit. A project is currently underway to restore the Detention Barracks and the cultural landscape, as well as providing a representation of the original Administration Building footprint, repair hardscape features, upgrade site utilities, and abate hazardous materials from the Detention Barracks and Power House.

Additional work would be needed to completely restore the Immigration Station complex, as envisioned by the project partners and interested community members in the Angel Island Immigration Station Master Plan (2003). However, the Master Plan has not been formally adopted by DPR. Funding sources to carry out such work have not been identified. ~~n~~No additional work beyond the activities proposed in this project is currently planned for this site. Only general maintenance work is scheduled to occur in the near future, once this project is complete. If any activities envisioned in the Master Plan were to be undertaken, they will first be subject to review under CEQA for potential impacts, including any cumulative impacts.

Chapter 3, Section I. Aesthetics, Discussion d), page 22 will be revised to read:

Lighting is ~~not an~~ a minimal element of this project. Lighting installed on the building soffit will point downward as will pathway lighting. Designs will be historically compatible and will have no impact to wildlife.~~,~~ ~~a~~All work would be conducted during daylight hours~~, and no permanent new light sources would be introduced into the landscape~~. Therefore, the project would have no impact.

Chapter 3, Section V. Cultural Resources, Environmental Setting, page 35, paragraph 5, last sentence will be revised to read:

Some of the writings and inscriptions on the wall in the men's Japanese ward (room 221) were photographed, removed, conserved, and archived several years ago.

Chapter 3, Section V. Cultural Resources, Environmental Setting, page 37, final paragraph, second sentence will be revised to read:

Architectural conservator David Wessel removed and archived some of these in 2003 for future re-installation or exhibit.

This document, along with the Draft Initial Study/Mitigated Negative Declaration (SCH# 2005122071), corrected as noted above; Comments and Response to Comments; Mitigation Monitoring and Reporting Program; and the Notice of Determination, constitute the Final Mitigated Negative Declaration for the Hospital Building Stabilization Project at Angel Island State Park.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

_____ _____

Gail Sevrens Date
Environmental Coordinator, Acquisition & Development Division
California Department of Parks & Recreation

_____ _____

Stephen R. Lehman Date
Deputy Director, Acquisition & Development Division
California Department of Parks & Recreation

ANGEL ISLAND IMMIGRATION STATION FOUNDATION

January 13, 2006

Ms. Gail Sevrens
California Department of Parks and Recreation
Northern Service Center
One Capital Mall, Suite 500
Sacramento, CA 95814

Dear Ms. Sevrens:

Thank you very much for allowing the Angel Island Immigration Station Foundation (AIISF) to submit comments concerning the Draft IS/MND for the Hospital Building Stabilization Project on Angel Island State Park.

The following are our comments:

1. Project Description – 3rd bullet
   - "replacing the historic fencing" – "if it is determined to be of the best interest for the project and within the interpretive period."

2. Page 13, item 2)g)i) – The existing magnesite flooring will remain but will need to be encapsulated if there is any chance the asbestos will become friable.

3. Page 15, item 2.10 – The sentence "However, no additional work beyond the activities proposed in this project is currently planned for this site. Only general maintenance work is scheduled occur in the near future, once this project is complete."

   This is an inaccurate statement as there are additional phases of restoration work for the site as outlined in the Master Plan, that has been submitted.

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4. Page 22, item D – in not accurate. There will be some site lighting and building exterior lighting around the hospital. There will also be interior lighting on the project. Therefore the phrase "Lighting is not an element of this project... " is not accurate.

5. Page 35, 5th paragraph – The writings and inscriptions were also photographed.

6. Page 37, last paragraph – The removed writings were archived and stored for future use.

7. Page 39, 5th bullet – Photos of the after construction typically are not done. Is this absolutely necessary?

8. Page 43 – Cult-5 – Restoration of Original Bathrooms – We do not believe that the restoration of the original bathrooms is realistic and would request that latitude be given in the final design for the bathrooms. Also, the Hospital will not be a complete interpretive restoration, so perhaps the bathrooms do not need to be preserved. Additional reasons:

    - the fixtures have been extensively damaged.
    - the restoration will take up a large amount of potential program space.

Thank you very much for allowing us to submit comments for the record.

Sincerely,

Daphne Kwok

Daphne Kwok
Executive Director

January 30, 2006

Ms. Daphne Kwok
Executive Director
Angel Island Immigration Station Foundation
P.O. Box 29237
San Francisco, CA 94129-0237

Re: Response to Comments
Draft Initial Study/Mitigated Negative Declaration (IS/MND)
Hospital Building Rehabilitation Project
Angel Island State Park

Dear Ms. Kwok:

Thank you for your comments regarding the above project. Your interest in and support for this project is appreciated and it is hoped that the following responses will help to answer your questions regarding this project.

Comment 1: Your comments suggest adding the phrase to the project description element of replacing the historic fencing: "if it is determined to be of the best interest for the project and within the interpretive period."

Replacing the fencing was called for as a treatment in the "Cultural Landscape Report for Angel Island Immigration Station, Volume 3: Treatment," December 2002, National Park Service (see p. 41 and Drawing 2.2). On page 41 the document states that the fence was "constructed by the Bureau of Immigration in 1910." This is consistent with the interpretive period for the facility. DPR would welcome and take into consideration any additional information that might be available about the fence.

Comment 2: You indicate that the project description should be changed to indicate that magnesite flooring will remain but need to be encapsulated if there is any chance the asbestos will become friable.

Thank you for your comment. The element of the project description that calls for removing "all friable asbestos-containing materials" was an editorial error. Indeed, Cultural Resource Condition Cult-3 (page 41) states: "Stabilize and conserve historic magnesite flooring and 3' resilient flooring. If this treatment is not possible, the flooring must be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3' strip resilient sheet flooring."

Based on your comment, the following change will be made to the Final MND. Chapter 2, Section 2.5 Project Description, page 13, item 2)g)i) will be changed to read:

i) If possible, the historic magnesite flooring and 3' resilient flooring will be stabilized, conserved, and encapsulated in a manner developed in consultation with a DPR-approved cultural resource specialist. If this treatment is not possible, the flooring will be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3' strip resilient sheet flooring. ~~Remove a~~All other friable asbestos-containing materials or material that may pose a hazard during construction will be removed.

Comment 3: Your comment states that additional restoration work at the site has been envisioned under the Angel Island Immigration Station Master Plan (2003).

While this document represents an important planning effort, it must be noted that the document has not been formally adopted by DPR nor has it undergone review under CEQA. Funding sources to carry out such work have not been identified. These factors make it far from certain that any of that work would be carried out in the foreseeable future.

Based on your comments the following changes will be made to the Final MND. Chapter 2, Section 2.10 Related Projects, p. 15 will be revised to read:

DPR often has other maintenance programs and rehabilitation projects planned for a park unit. A project is currently underway to restore the Detention Barracks and the cultural landscape, as well as providing a representation of the original Administration Building footprint, repair hardscape features, upgrade site utilities, and abate hazardous materials from the Detention Barracks and Power House.

Additional work would be needed to completely restore the Immigration Station complex, as envisioned by the project partners and interested community members in the Angel Island Immigration Station Master Plan (2003). However, the Master Plan has not been formally adopted by DPR. Funding sources to carry out such work have not been identified. ~~n~~No additional work beyond the activities proposed in this project is currently planned for this site. Only general maintenance work is scheduled to occur in the near future, once this project is complete. If any activities envisioned in the Master Plan were to be undertaken, they will first be subject to review under CEQA for potential impacts, including any cumulative impacts.

Comment 4: Your comment indicates that some site lighting is an element of the project and needs to be evaluated for potential impacts.

The statement that lighting is not a part of the project is indeed in error. Thank you for your observation.

Based on your comment, the following change will be made to the Final MND. Chapter 3, Section I. Aesthetics, Discussion d), page 22 will be revised to read:

Lighting is ~~not an~~ a minimal element of this project. Lighting installed on the building soffit will point downward as will pathway lighting. Designs will be historically compatible and will have no impact to wildlife.~~,~~ ~~a~~All work would be conducted during daylight hours~~, and no permanent new light sources would be introduced into the landscape~~. Therefore, the project would have no impact.

Comment 5: Your comment provides further information on writings on one of the walls. Based on your comment, the following change will be made to the Final MND. Chapter 3, Section V. Cultural Resources, Environmental Setting, page 35, paragraph 5, last sentence will be revised to read:

Some of the writings and inscriptions on the wall in the men's Japanese ward (room 221) were photographed, removed, conserved, and archived several years ago.

Comment 6: Your comment provides further information on writings on one of the walls. Based on your comment, the following change will be made to the Final MND. Chapter 3, Section V. Cultural Resources, Environmental Setting, page 37, final paragraph, second sentence will be revised to read:

Architectural conservator David Wessel removed and archived some of these in 2003 for future re-installation or exhibit.

Comment 7: You comment asks if post-construction photos need to be taken for the elevator installation.

Post-construction photodocumentation will provide for a complete record of the work. DPR will take and store these photos.

Comment 8: Your comment suggests flexibility regarding restoration of the original bathrooms. We feel that the project design and conditions provide for the necessary flexibility while also protecting cultural resources. Cultural Resource Condition Cult-5 recognizes limits of feasibility by calling for retention of original design and construction of new restroom facilities within original restroom spaces "where possible". Further, the condition requires participation of a DPR-qualified historian to ensure the best protection of resources in light of feasibility.

Thank you again for your comments and support for this project.

Sincerely,

Gail Sevrens
Associate Park and Recreation Specialist

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
CONDITION AIR-1					
• All active construction areas will be watered at least twice daily during dry, dusty conditions.	During construction, if applicable	Contractor	State's Rep	Watering, during dry, dusting conditions	
• All trucks hauling soil, sand, or other loose materials on public roads (both on the Island and off) will be covered or required to maintain at least two feet of freeboard.	During construction	Contractor	State's Rep	Covering	
• All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements.	During construction	Contractor	State's Rep	Equipment maintained	
• Excavation and grading activities will be suspended when sustained winds exceed 25 mph, instantaneous gusts exceed 35 mph within the project area (China Cove is sheltered from strong, northwest winds), or dust from construction might obscure driver visibility on public roads.	During construction, if applicable	Contractor	State's Rep	Suspension of activities if applicable	
• Earth or other material that has been transported onto paved streets (on the Island and off) by trucks, construction equipment, erosion, or other project-related activity will be promptly removed.	During construction	Contractor	State's Rep	Prompt removal of material	
AVOIDANCE MEASURE BIO-1: NESTING RAPTORS					
• A focused survey for raptor nests will be conducted by a DPR-qualified biologist during the nesting season (February 1 to August 31) to identify active nests within 500 feet of the project area. The survey will be conducted no less than 14 days and no more than 30 days prior to the beginning of construction.	Prior to construction; February 1 to August 31; no less than 14 days and no more than 30 days prior to the beginning of construction	DPR-qualified biologist	Construction manager	Survey completed	
• If nesting raptors are found within 500 feet of the project area, no construction will occur within the buffer area of 500 feet from the nest during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist), unless otherwise negotiated with the California Department of Fish and Game.	Prior to and during construction	Contractor, DPR-qualified biologist	Construction manager	Buffer zone observed if applicable	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
AVOIDANCE MEASURE BIO-2: SENSITIVE AND MIGRATORY BIRD SPECIES					
• If construction-related activities are scheduled to begin during the nesting season of February 1 to August 31, a DPR-qualified biologist will conduct a survey for nesting bird species no more than 14 days prior to commencement of construction to ensure that no nesting birds will be impacted by the project. The survey area will include the project site and a 100-foot buffer zone around it.	Prior to construction; if construction-related activities are scheduled to begin February 1 to August 31, no more than 14 days prior to commencement of construction	DPR-qualified biologist	Construction manager	Completed survey, if applicable	
• If active nests are located, no construction will occur within 100 feet of the nests during the active nesting season of February 1 to August 31, or until the young have fledged (as determined by a DPR-qualified biologist) or as otherwise negotiated with the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service on a case-by-case basis.	Construction if February 1 to August 31	Contractor, DPR-qualified biologist	Construction manager, state's rep.	Implementation of construction restrictions, if applicable	
CULTURAL RESOURCE MITIGATION CULT-1: SIGNIFICANT AND HISTORICALLY IMPORTANT FEATURES					
• Before preliminary and working drawings are completed, alternatives need to be explored and acted on to the extent possible to decrease the negative impacts on the building.	Preliminary plans and working drawings	DPR-approved cultural resource specialist, Project Manager, designer	Project manager	Pursuing alternatives	
• Since this is a National Historic Landmark, NSC, the district, and CRD's (division) historians must comment on the plans at both the preliminary and construction drawings phase of the project. In addition, they must also have input into preliminary discussions of the scope and direction of this project.	Preliminary plans, working drawings and construction phase	NSC, district, and CRD historians; project manager, designer	Project manager	Review and approval of plans	
• The proposed uses of the interior spaces in the hospital must be secondary to the preservation and restoration of the significant spaces and features.	Planning phases	NSC, district, and CRD historians; project manager, designer	Project manager	Review and approval of plans	

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• The Cultural Landscape Report outlines a general restoration approach. Features that relate to the primary Immigration Station period of significance may be replaced where appropriate, while those relating to the military POW WWII period should be left in place where appropriate, but not replaced if missing. This approach should guide any decision-making that addresses hospital features, spaces, and components.	Planning phases	NSC, district, and CRD historians; project manager, designer	Project manager	Review and approval of plans	
CULTURAL RESOURCE MITIGATION CULT-2: INTERIOR PLASTER WITH WRITINGS AND INSCRIPTIONS					
• If it is determined that there are additional writings existing in the building, and before preliminary and working drawings are completed, a mitigation/treatment plan must be drawn up by a qualified architectural conservator. This will include documentation/recordation of existing inscriptions in the hospital and an approach for conservation and preservation.	Planning phases	DPR-approved cultural resource staff (plus architectural conservator), designer	Project manager	Treatment plan designed and implemented, if applicable	
• Additional conditions must be incorporated into the construction phase of the project to address writings that are discovered during future work.	Planning phases and construction	DPR-approved cultural resource staff	Project manager and construction manager	Implementation of additional conditions, if applicable	
CULTURAL RESOURCE MITIGATION CULT-3: ELEVATOR SHAFT					
• The design of the new elevator must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, which recommend that this type of modification be designed in a way that minimizes impacts to the historic fabric of the resource.	Planning phases	DPR-approved historian, designer	Project manager	Appropriate design	
• Historic walls must be encapsulated with furred-out walls or similar method, where possible, where the elevator will be installed. Any alternative plan must be made with approval of DPR-qualified historian.	Planning phases and construction	DPR-approved historian, designer	Project manager	Appropriate design	
• Historic fabric must not be removed unless absolutely necessary in order to install the elevator. All work must be done carefully and neatly so that the elevator can easily be removed (reversed) in the event that the building's use changes over the long-term.	During construction	DPR-approved historian, contractor	State's rep.	Careful removal	
• The unique door to rm. 212 must be preserved in place or, upon approval by a State Historian, carefully preserved and used as an interpretive artifact to illustrate the WW II use of the Hospital Bldg.	Planning phases and construction	DPR-approved historian, contractor	State's rep.	Preservation of door	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• Existing conditions of the space where the elevator is to be installed must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.	Planning phases, construction, post-construction	DPR-approved historian, contractor	State's rep.	Documentation	
• The location of the elevator must be approved by a DPR-approved cultural resource specialist. Elevator construction and related demolition must be monitored by a DPR-approved cultural resource specialist.	Planning phases and construction	DPR-approved historian, designer, contractor	State's rep., project manager	Approval of location	
• The proposed removal of any historic fabric during the installation of the new elevator must be reviewed and approved by a DPR-approved cultural resource specialist, during the Preliminary Plan and Working Drawing Phases, subject to cultural resource specialist inspection during the Construction Phase.	Planning phases and construction	DPR-approved historian, designer, contractor	State's rep., project manager	Fabric removal plan	
CULTURAL RESOURCE MITIGATION CULT-4: SEISMIC STRENGTHENING AND WOOD REPAIR					
• If exterior wooden siding is removed in order to install wood shear panels, removal must be carried out with extreme care so that original siding is not damaged and may be placed back on the building. If wood siding splits and cracks upon removal, work must stop and removal methods must be re-evaluated and approved by a DPR-qualified state historian.	During construction	Contractor	State's rep.	Careful removal, reevaluation and review of siding, if applicable	
Siding must be numbered and replaced in its original location.	During construction	Contractor	State's rep.	Numbering and proper reinstallation of siding.	
• Wholesale removal of interior plaster finishes, especially character-defining coved ceilings, in order to install plywood shear panels (Architectural Resources Group, 2002: Appendix G, 4 & SK 6), must be avoided. A DPR-qualified historian must review and approve plaster removal plan.	Planning phases and construction	DPR-qualified historian	Project manager, construction manager	Review and approval of plaster removal plan.	
CULTURAL RESOURCE MITIGATION CULT-5: EXTERIOR CONCRETE ELEMENTS					
• All concrete repairs and replacements must be in-kind to match adjacent materials and design, including the use of river sand in replacement concrete mix if necessary to match historic concrete color.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Design indicates concrete replacement in-kind; in-kind concrete installed	

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• Any new feature must by compatible with, but not exactly copy, the historic stairs, paths, and walls. Use of a modern, whiter concrete mix is one possibility. Ramps will be designed and located so that it may not be necessary to permanently remove historic exterior ancillary concrete elements. Any proposed removal of historic elements must by approved by a DPR-qualified historian.	Planning phases and construction	Designer, contractor, DPR-qualified historian	Project manager, State's rep.	Appropriate design; DPR-historian review of proposed historic elements to be removed	
CULTURAL RESOURCE CONDITION CULT-1: SUN PORCHES, HISTORIC FENCING, AND RECREATION YARD					
• All work must match historic architectural drawings and photographs.	Planning phases and construction	Designer, DPR-qualified historian	Project manager	Appropriate design and construction	
CULTURAL RESOURCE CONDITION CULT-2: INTERIOR FINISHES AND LIGHTING					
• Replace only those sections of wood trim, doors, and staircase elements that are deteriorated beyond repair. Replace in-kind.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
• Retain original lath in place wherever possible. Do not substitute modern gypsum wallboard for plastering. Repair before replacing and replace in-kind.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
• Surviving lighting fixtures must be restored if at all possible, and placed back in service. Exact replacements may be considered for missing fixtures if they are marked and recorded as replacements. If not exact replacements, new fixtures, including additional fixtures to supplement historic lighting where required to meet code, must be compatible with surviving fixtures and with the look and feel of the historic spaces within the building, or be completely unobtrusive.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
CULTURAL RESOURCE CONDITION CULT-3: ABATE HAZARDOUS MATERIALS					
• Stabilize and conserve historic magnesite flooring and 3' resilient flooring. If this treatment is not possible, the flooring must be replaced with a safe, non-asbestos-containing material that replicates the look and feel of the original magnesite and the 3' strip resilient sheet flooring.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
CULTURAL RESOURCE CONDITION CULT-4: MECHANICAL, COMMUNICATION, ELECTRICAL, AND FIRE PROTECTION SYSTEMS AND BUILDING CODE UPGRADES					
• All components of the original electrical system, especially any original electrical panels and push-button electrical switches, must be abandoned in place in order to fully comply with the Secretary of the Interior's Standards. If original switches must be replaced, install reproduction push-button switches as replacements.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
• The fire protection system must be hidden from view as much as possible. Sprinkler heads must be recessed in the ceilings of the building. "Drop-down" piping must be avoided or approved by a DPR-qualified historian.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
• Care must be exercised when cutting holes through walls for piping, air registers, and electrical components so that adjacent historic fabric is not damaged.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
• The original radiators shall be retained in place. If possible, after study of their potential use, they may be restored to functional status. If not, any alternative HVAC system shall be reviewed and approved by an approved DPR qualified historian.	Planning phases and construction	Designer, contractor	Project manager, State's rep.	Appropriate design and construction	
• A DPR-qualified historian must review plans for fire sprinkler pipe, plumbing, and electrical runs. Penetration of walls, floors, and ceilings must be made in order to install these systems and the contractor must review for approval proposed penetrations with the qualified DPR historian.	Planning phases and construction	Designer, contractor, DPR-qualified historian	Project manager, State's rep.	Appropriate design and construction	
CULTURAL RESOURCE CONDITION CULT-5: RESTORATION OF ORIGINAL BATHROOMS					
• A focused plan for the distribution and location of restroom facilities in the building must be generated during the Preliminary Plan process, realizing that it is the intent to keep in place as much of the historic restrooms as possible, while conforming with current ADA accessibility laws. If it is determined that the HSR's recommendation & rehabilitation plan does not respect or utilize the historic locations; an alternative plan may retain, to the extent possible, historic spaces & fixtures, thereby reducing the automatic removal of original function and furnishings. A DPR-qualified historian must participate in the planning process in order to ensure that restrooms reflect their original design.	Planning phases and construction	Designer, DPR-qualified historian	Project manager	Appropriate design	

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• Where possible this project shall retain the original design of Toilet Room 113 and restore it to reflect its original use as a large restroom for the Hospital Building. A DPR-qualified historian must participate in the planning process and approve any deviation from this condition.	Planning phases and construction	Designer, DPR-qualified historian	Project manager	Appropriate design	
• In order to retain the original spatial relationships of the interior of the Hospital Building, new restroom facilities must be constructed within spaces that were originally restrooms wherever possible.	Planning phases and construction	Designer	Project manager	Appropriate design	
• Consideration must be made for period-correct or at least compatible plumbing fixtures in selected restrooms to be approved by a DPR-qualified historian.	Planning phases and construction	Designer, DPR-qualified historian	Project manager	Appropriate design	
• A DPR-qualified historian must approve any modifications to bathroom spaces that will change their original use.	Planning phases and construction	Designer, DPR-qualified historian	Project manager	Appropriate design, DPR-qualified historian review	
CULTURAL RESOURCE CONDITION CULT-6: THRESHOLDS AND DOOR OPENINGS					
• If, after applying the State Historic Building Code, door openings still need widening, the first course of action must be to attempt to accomplish this by removing the door and stops only. If additional modification is still necessary, then the vertical door trim must be used on the widened opening and a longer “head” trim must be milled to match existing. If original door is removed, it must be carefully stored. All work must be thoroughly photo-documented before, during, and after construction and photos added to historical records (archives) for the park.	Planning phases and construction	Designer, DPR-qualified historian, contractor	Project manager, State’s rep.	Appropriate design and construction, photodocumentation if applicable	
• Any modifications made to doors so that they meet ADA standards must be approved by a DPR-qualified historian.	Planning phases and construction	Designer, DPR-qualified historian	Project manager	DPR-qualified historian review	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
CULTURAL RESOURCE CONDITION CULT-7: ARCHAEOLOGICAL RESOURCES					
• The preliminary plans shall be reviewed by a DPR qualified archeologist to determine the potential impact of subsurface work on midden and other historically significant sites and remnants. If it is determined that there is the potential for impact, a preliminary investigation plan shall be prepared and carried out to determine what impacts may occur. Any findings shall be considered in the preparation for a plan to monitor construction activity.	Prior to construction	Designer, DPR-qualified archaeologist	Project manager	Plan review by DPR-qualified archaeologist; investigation if applicable	
• California DPR, Northern Service Center archaeological staff will be notified a minimum of five days in advance of all ground-disrupting work on order to review and determine the course of appropriate cultural resource management work. All ground-disrupting activities determined substantial enough in size and scope will be monitored by a DPR-qualified archaeologist. The DPR-qualified archaeologist will identify archaeological data exposed by ground-disrupting work that are contributing elements to the NRHP status of the U.S. Immigration Station as well as other remains related to the later military and earlier prehistoric periods that may be significant enough in themselves to qualify for NRHP listing. In the event that previously undocumented cultural resources are encountered during project construction (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash), work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has evaluated the find and implemented appropriate treatment and disposition of the artifact(s). All monitoring work must be designed and implemented by a California DPR-qualified archaeologist.	During construction	Contractor, construction manager, DPR-qualified archaeologist	State's rep.	Notification, monitoring	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
CULTURAL RESOURCE CONDITION CULT-8: HUMAN REMAINS					
• In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.	During construction	Contractor, construction manager, DPR Sector Superintendent, Native American monitor	State's rep.	Notification, work diversion if applicable	
If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination except at the direction of the coroner.	During construction, if applicable	DPR-qualified archaeologist, Native American monitor, construction manager	State's rep.	Consultation, if applicable	
If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.	During construction, if applicable	DPR-qualified archaeologist, Native American monitor, construction manager, contractor	State's rep.	Avoidance and consultation, if applicable	
MITIGATION MEASURE GEO-1: SEISMIC IMPROVEMENTS					
• Because of the planned new public use of this building, seismic retrofitting is necessary to provide adequate public and worker safety. A condition assessment to finalize the scope of specific work, room-by-room and structural element–by–structural element will be conducted to protect the buildings from significant damage from an earthquake, and to reduce this hazard to less than significant.	Planning phases	Designer	Project manager	Condition assessment, seismic retrofitting	

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• A previous investigation of the slope stability and integrity of the retaining wall system was completed by Architectural Resources Group's geotechnical consultant. All recommendations from the consultant determined to be within the scope of this project for repairs to the retaining walls or stabilization of the slopes will be implemented to mitigate against slope failures from seismic or other causes.	Planning phases and construction	Designer	Project manager	Implementation of recommendations	
CONDITION GEO-1: EROSION CONTROL BMPS					
• In order to protect against soil erosion and soil loss, the use of Best Management Practices (BMPs) will be implemented for this project. BMPs must include, but need not be limited to, the following procedures: If construction activities extend into the rainy season or if an unseasonal storm is anticipated, then proper winterizing procedures shall be employed. Acceptable winterizing BMPs include covering stockpiled soil with tarps, constructing silt fences, straw bale barriers, fiber rolls, or other structures around stockpiled soil and around graded areas.	During construction	Designer, contractor	Project Manager, State's Rep	Implementation of BMPs	
• During the construction process, loss of soil shall be minimized by surrounding the work site with silt fences, straw bales, fiber rolls, or other erosion control devices. Graded areas and areas of fill must be compacted as soon as feasible to minimize erosion. Temporary revegetation or geotextiles, fiber mats, or other techniques may be employed to reduce soil loss. If water is added to the soils during compaction or other construction work, the amount must be limited to prevent water and soil runoff. Post-construction revegetation and other long-term soil erosion controls procedures must be included as part of the project plan.	During construction, post-construction, planning phases	Contractor, designer	State's Rep, Project Manager	Erosion prevention during construction, revegetation	
• Acceptable BMPs are available in the California Stormwater Quality Association's *Stormwater Best Management Practices Handbook - Construction*, available on the web at: www.cabmphandbooks.com.	During construction	Contractor, designer	State's Rep, Project Manager	Implementation of BMPs	
CONDITION GEO-3: WASTEWATER TREATMENT					
• The project plans must show that the existing available sewage treatment system can accommodate the input from the rehabilitated Hospital Building and any other potential sources of wastewater.	Planning phases	Designer	Project manager	Project plan demonstration	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
CONDITION HAZMAT-1					
• A Spill Prevention Plan will be in place during the project construction to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. Applicable Best Management Practices (BMPs) for spill prevention and cleanup and handling of hazardous materials can be found in the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction, available on the web at www.cabmphandbooks.com. Some, but not all, of the applicable BMPs with referenced numbers are described below:	Planning phases and construction	Contractor, designer	State's Rep, Project Manager	Spill Prevention Plan; implementation of BMPs	
• All equipment will be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from Park premises (BMP NS-10).	During construction	Contractor	State's Rep	Inspection of equipment	
• The contractor(s) will prepare an emergency spill response plan (see BMP WM-4) prior to the start of construction and maintain a spill kit on-site throughout the duration of the project. This plan would include a map that delineates construction staging or storage areas, where refueling, lubrication, and maintenance of equipment may occur. In the event of any spill or release of any chemical in any physical form on or immediately adjacent to Angel Island SP during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager or supervisor).	Prior to and during construction	Contractor	State's Rep	Preparation of emergency spill response plan and maintenance of an on-site spill kit. Notification if applicable.	
• Equipment will be cleaned, repaired (other than emergency repairs), and fueled outside park boundaries, whenever possible. Contaminated water, sludge, spill residue, or other hazardous compounds will be disposed of outside park boundaries at a lawfully authorized destination (see BMPs NS-8 to -10).	During construction	Contractor	State's Rep	Cleaning, repairing, refueling, disposal outside of park boundaries at a lawfully authorized location.	
• Procedures for the proper storage, use, and disposal of any solvents or other chemicals used in the restoration process will be established as part of the Spill Prevention Plan (see BMPs WM-1 and WM-2). This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. Material Safety Data Sheets for all chemicals will be available at the job site.	Planning phases and construction	Contractor	State's Rep	Use of proper procedures as outlined in Spill Prevention Plan; MSDS on-site	

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• The Health and Safety Plan/Spill Prevention Plan and the project scope must contain procedures for storage, transport, and disposal of any nonhazardous or hazardous waste generated as part of the restoration process (both materials removed from the buildings and any chemicals used in the process). Refer to BMPs WM-5 and WM-6 in the Stormwater BMP Manual.	Planning phases and construction	Contractor	State's Rep	Proper design and implementation of Spill Prevention Plan	
• Building demolition or rehabilitation activities that will disturb friable asbestos-containing material (ACM) or render nonfriable ACM friable must be preceded by removal and disposal of affected ACM only by qualified personnel in compliance with all state, federal, and local regulations (8 CCR 1529, CHSC 25915-25919.7, and Bay Area Air Quality Management District Regulation 11, Rule 2). Disturbance, handling, and disposal of lead containing paints or other materials must be done in accordance with applicable state, federal, and local regulations (8 CCR 1532.1 and 17 CCR 35001-36100) (Harding ESE, 2001).	During construction	Contractor	State's Rep	Lawful handling and disposal of hazardous materials.	
• Rodent excrement has been linked to arenaviruses and Hantavirus illnesses. Bird droppings have been linked to histoplasmosis and diseases associated with the pathogens *Cryptococcus neoformans* and *Chlamydia psittaci.* Employees performing cleanup should be advised of the hazards and use appropriate personal protective equipment and safe work practices to prevent exposure to pathogens (Harding ESE, 2001).	During construction	Contractor	State's Rep	Notification, training, and provision of appropriate personal protective equipment.	
CONDITION HAZMAT-2					
• A Health and Safety Plan will be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire would be included such as, but not limited to, those discussed below:	Planning phases	Contractor	State's Rep	Development and review of Health and Safety Plan.	
• Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers would be required for all heavy equipment.	During construction	Contractor	State's Rep	Spark arrestors or turbo-charging and fire extinguishers for all heavy equipment.	
• Construction crews would be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment would be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.	During construction	Contractor	State's Rep	Appropriate parking.	

MITIGATION MONITORING & REPORTING PLAN (MMRP): HOSPITAL BUILDING STABILIZATION PROJECT, ANGEL ISLAND STATE PARK, JAN. 06

MITIGATION MEASURE OR PROJECT CONDITION	TIMING	RESPONSIBLE FOR IMPLEMENTING MITIGATIONS	RESPONSIBLE FOR INSURING IMPLEMENTATION	REQUIRED FOR TASK TO BE COMPLETE (DELIVERABLE)	SIGNATURE OF RESPONSIBLE PARTY AND DATE OF COMPLETION
• The Health and Safety Plan will provide guidelines for the proper use, storage, and disposal of any flammable materials used inside and outside the buildings during the restoration work.	During construction	Contractor	State's Rep	Development and implementation of these measures into Health and Safety Plan.	
• Park staff would be required to have a State Park radio on site, which allows direct contact to firefighting staff on the Island. Fire suppression equipment will be available on park grounds and fire hydrants are located near the Immigration Station. Prior to commencement of work, the fire hydrants will be tested to ascertain which ones are functional.	Prior to and during construction	Park staff	Construction manager	Radio on-site, testing of fire hydrants.	
CONDITION HYDRO-1					
• Use appropriate BMPs (see Geology section, Condition Geo-1) to control or prevent soil erosion and siltation from areas of ground disturbance generated as part of this project.	During construction	Contractor, designer	State's Rep, Project Manager	Implementation of BMPs	
• Prepare and implement a Spill Prevention Plan (see Hazards section) to protect against any spills of vehicle fluids or other potential contaminants used or generated as part of this project.	Planning phases	Contractor	Project Manager	Preparation and implementation of Spill Prevention Plan	
NOISE CONDITION-1					
• Construction activities will generally be limited to the hours between 7 a.m. and 6 p.m., daily and on holidays. (Day use visitors do not have access to the Island until 10 a.m.)	During construction	Contractor	State's Rep	Limited hours	
• Internal combustion engines used for any purpose at the job site will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.	During construction	Contractor	State's Rep	Noise control on vehicles/engines.	
• Stationary noise sources and staging areas will be located as far from visitors as possible. If they must be located near visitors, stationary noise sources will be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.	During construction	Contractor	State's Rep	Proper location and muffling of noise sources.	

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

NOTICE OF DETERMINATION

TO: State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 222
P.O. Box 3044
Sacramento, California 95812-3044

FROM: Department of Parks and Recreation
1416 Ninth Street
P.O. Box 942896
Sacramento, California 94296-0001

SUBJECT: Filing of the Notice of Determination in compliance with Section 21108 of the PRC.
STATE CLEARINGHOUSE NUMBER: 2005122071
PROJECT TITLE: Hospital Building Stabilization
CONTACT PERSON: Gail Sevrens
One Capitol Mall, Suite 500
Sacramento, CA 95814
PHONE NO.: (916) 445-8827

PROJECT LOCATION: North Garrison, Angel Island State Park, Marin County
PROJECT DESCRIPTION: The Department of Parks and Recreation proposes to make the improvements described herein to the historic Hospital Building at Angel Island State Park. The following is a summary of the planned improvements:

- Stabilize and rehabilitate the exterior and interior of the Hospital Building. When complete the Hospital Building will include space for a house museum, interpretive center, library, assembly areas, genealogical research facility, and administrative center.
- Final connection of utilities previously routed to the building.
- Adjacent site work including repairing/restoring site paving and access around the building, replacing historic fencing, and rehabilitating the recreation yard.
- Installation of a subsurface drainage system around the building as necessary to solve water drainage problems.
- Amend the 1979 Angel Island General Development Plan to allow public access to the Hospital Building.

This is to advise that the California Department of Parks and Recreation has approved the above project on 1/31/06 and has made the following determinations regarding the above described project:

1. ☒ The project will not have a significant effect on the environment.
   ☐ The project will have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project, pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the California Department of Parks and Recreation, Northern Service Center, located at One Capitol Mall, Suite 410, Sacramento, CA 95814.

Stephen R. Lehman
Deputy Director, Acquisition & Development Division

1/31/06
Date

RECEIVED
JAN 31 2006
STATE CLEARING HOUSE

DPR 507 (Rev 9/2004)(Word 9/20/2004)